



**LOCATION.**  
commercial real estate



**PSGHETTI'S**  
PASTA AND SANDWICHES

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**FREESTANDING  
2,600 SF RESTAURANT  
WITH PICK UP WINDOW**

5540 - 5544 S. LINDBERGH BLVD

**ST. LOUIS, MO**



# 5540 + 5544 S. LINDBERGH BLVD

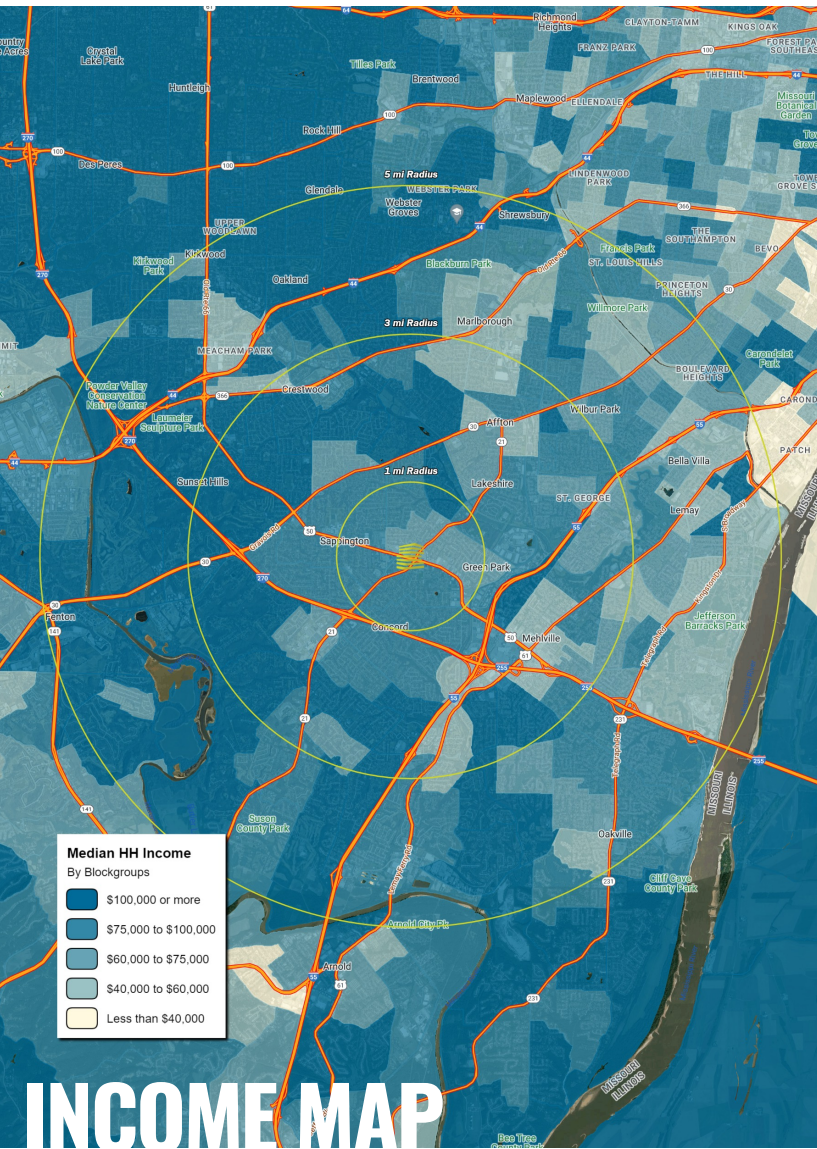
## NEIGHBORHOOD VIBE

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### TRADE AREA OVERVIEW

WHILE LARGELY POPULATED, MUCH OF SOUTH COUNTY IS UNINCORPORATED. IT IS THE MOST HOMOGENEOUS AREA WITHIN ST. LOUIS COUNTY AND MAJOR COMMUNITIES INCLUDE KIRKWOOD, FENTON, LEMAY, MEHLVILLE, OAKVILLE, AFFTON, AND SUNSET HILLS. THE BUSINESS ENVIRONMENT IN SOUTH COUNTY IS AS PROGRESSIVE AS IT IS DIVERSE. THE SOUTH COUNTY AREA MANUFACTURES A WIDE VARIETY OF PRODUCTS AND PROVIDES AN EQUALLY VARIED AMOUNT OF PROFESSIONAL SERVICES. THE AREA IS SERVED BY FIVE SCHOOL DISTRICTS: LINDBERGH, AFFTON, BAYLESS, HANCOCK AND MEHLVILLE. THE START OF THE OZARK MOUNTAINS AND OZARK PLATEAU BEGIN IN SOUTH COUNTY AND NEIGHBORING JEFFERSON COUNTY. MANY COMMUNITIES HAVE AN ABUNDANCE OF GENTLY ROLLING HILLS.

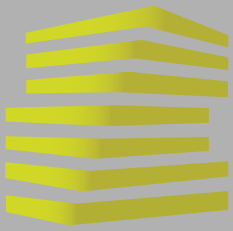
JEFFERSON BARRACKS BEGAN AS A MILITARY POST, AND WAS ACTIVE FROM 1826-1946. THROUGH FIVE MAJOR WARS, INCLUDING THE CIVIL WAR AND BOTH WORLD WARS, THE POST SERVED VARYING ROLES, INCLUDING A HOSPITAL, A SUPPLY STATION AND MOST FREQUENTLY, A RECRUITING STATION. BEGINNING IN 1950, THE FEDERAL GOVERNMENT CONVEYED TRACTS OF LAND TO ST. LOUIS COUNTY TO OPERATE AS A HISTORICAL PARK. JEFFERSON BARRACKS IS NOW THE SITE OF TWO COUNTY PARKS, A NATIONAL GUARD BASE AND A VETERANS ADMINISTRATION HOSPITAL. THE 135-ACRE NATIONAL GUARD POST IS HOME TO THE MISSOURI ARMY NATIONAL GUARD'S LARGEST BRIGADE. JEFFERSON BARRACKS NATIONAL CEMETERY, ESTABLISHED IN 1826, IS AN AMERICAN MILITARY CEMETERY. AS OF 2011, OVER 183,000 PEOPLE ARE INTERRED THERE.

SOUTH COUNTY CENTER, LOCATED IN MEHLVILLE, WAS OPENED IN 1963. THE MALL IS ANCHORED BY MACY'S, JC PENNEY, DICK'S AND DILLARD'S, AND IS COMPRISED OF OVER ONE MILLION SQUARE FEET OF RETAIL SPACE. RONNIE'S 20 CINE IS LOCATED IN SAPPINGTON. THE MULTIPLEX THEATRE FEATURES AN IMAX THEATRE AND ARCADE. RIVER CITY CASINO, IN LEMAY, OPENED IN 2010 ON THE WESTERN BANK OF THE MISSISSIPPI RIVER. THE CASINO SITS ON 56 ACRES AND INCLUDES 90,000 SQUARE FEET OF GAMING SPACE. ADDITIONALLY, THE CASINO IS HOME TO LIVE EVENTS AS VARIED AS CONCERTS BY NATIONALLY KNOWN ARTISTS AND BOXING MATCHES.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	11,345	88,098	216,672
<b>HOUSEHOLDS</b>	4,648	38,765	94,444
<b>EMPLOYEES</b>	6,321	37,735	93,434
<b>MED HH INCOME</b>	\$86,286	\$89,133	\$92,175

### AREA RETAIL | RESTAURANTS



# 5540 + 5544 S. LINDBERGH BLVD

## PHOTOS + DETAILS

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- **TURNKEY RESTAURANT OPPORTUNITY IN SOUTH ST. LOUIS COUNTY.**

- **2,600 SF BUILDING COMES EQUIPPED WITH A CONVENIENT PICKUP WINDOW.**

- **PRIME LOCATION SITUATED AT MAIN AND MAIN INTERSECTION OF LINDBERGH BLVD (30,488 VPD) AND TESSON FERRY RD (17,896 VPD).**

- **MAXIMUM VISIBILITY TO A COMBINED TRAFFIC COUNT OF 48,384 VPD ON BOTH LINDBERGH AND TESSON FERRY.**

- **PLEASE CONTACT BROKER FOR PRICING AND DETAILS.**



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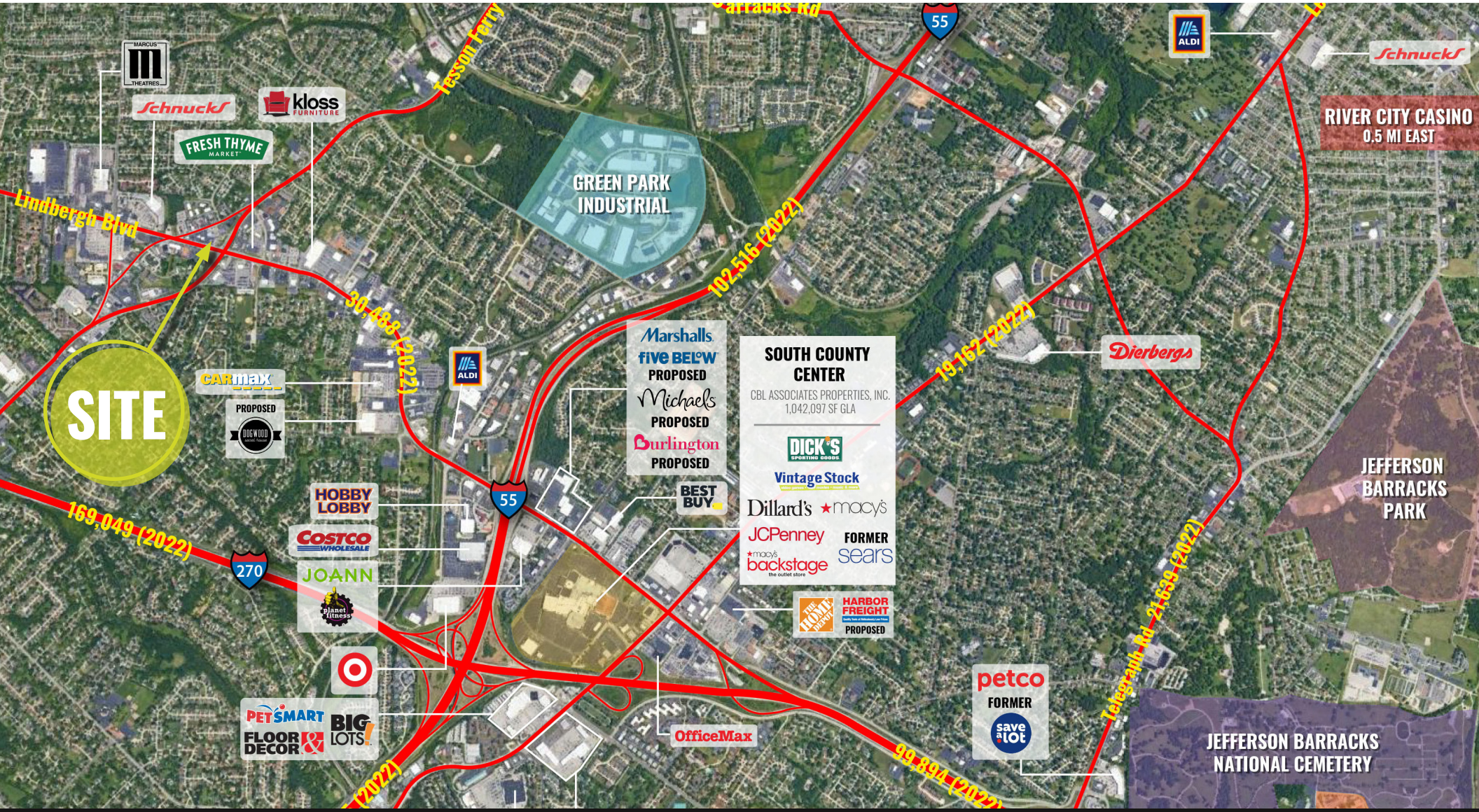


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## MARKET AERIAL

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**SITE**

**Marshalls**  
**FIVE BELOW**  
PROPOSED  
**Michaels**  
PROPOSED  
**Burlington**  
PROPOSED

**SOUTH COUNTY CENTER**  
CBL ASSOCIATES PROPERTIES, INC.  
1,042,097 SF GLA

**DICK'S**  
SPORTING GOODS  
**Vintage Stock**  
Dillard's ★ macy's  
JCPenney FORMER  
★ macy's backstage sears  
the outlet store

**HARBOR FREIGHT**  
PROPOSED

**CARMAX**  
PROPOSED  
**DOGWOOD**  
PROPOSED

**HOBBY LOBBY**  
**COSTCO**  
WHOLESALE  
**JOANN**  
Janet's Lenses

**PETSMART**  
**FLOOR DECOR**  
**BIG LOTS**

**OfficeMax**

**petco**  
FORMER  
**save a lot**

**RIVER CITY CASINO**  
0.5 MI EAST

**JEFFERSON BARRACKS PARK**

**JEFFERSON BARRACKS NATIONAL CEMETERY**



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