



LOCATION.
commercial real estate

STEELCOTE CROSSING

3419 PAPIN STREET

ST. LOUIS, MO



STEELCOTE CROSSING

ABOUT THE DEVELOPMENT



NESTLED ALONG CHOUTEAU AVE NEAR GRAND BLVD, STEELCOTE CROSSING IS LOCATED SMACK-DAB IN THE MIDDLE OF THE MOST VIBRANT PARTS OF ST. LOUIS. STEELCOTE CROSSING IS THE A HISTORIC REHABILITATION OF THE COLUMBIA OIL COMPANY BUILDING. 4,100 SF RETAIL | RESTAURANT SPACE AVAILABLE ON THE GROUND LEVEL WITH OUTDOOR SEATING AND AMPLE PARKING.

JUST A SHORT DISTANCE AWAY ARE THE TOP ENTERTAINMENT AND SOCIAL HUBS SUCH AS SOUTH GRAND, LAFAYETTE SQUARE, AND THE GROVE. SURROUNDING THE COMMUNITY ARE SOME OF THE HOTTEST SHOPPING AND ENTERTAINMENT CENTERS IN THE CITY.

STEELCOTE CROSSING IS CONVENIENTLY SITUATED NEAR THE ST. LOUIS UNIVERSITY CAMPUS AND HOSPITAL, PUBLIC TRANSPORTATION, THE MIDTOWN CORRIDOR, CORTEX DISTRICT, LAFAYETTE SQUARE AND MAJOR THOROUGHFARES I-64/40, I-44, AND FOREST PARK PARKWAY.



Google Maps



STEELCOTE CROSSING NEIGHBORHOOD VIBE



1 mile 3 miles 5 miles

POPULATION **15,917** **135,612** **299,395**

HOUSEHOLDS **6,624** **66,920** **142,864**

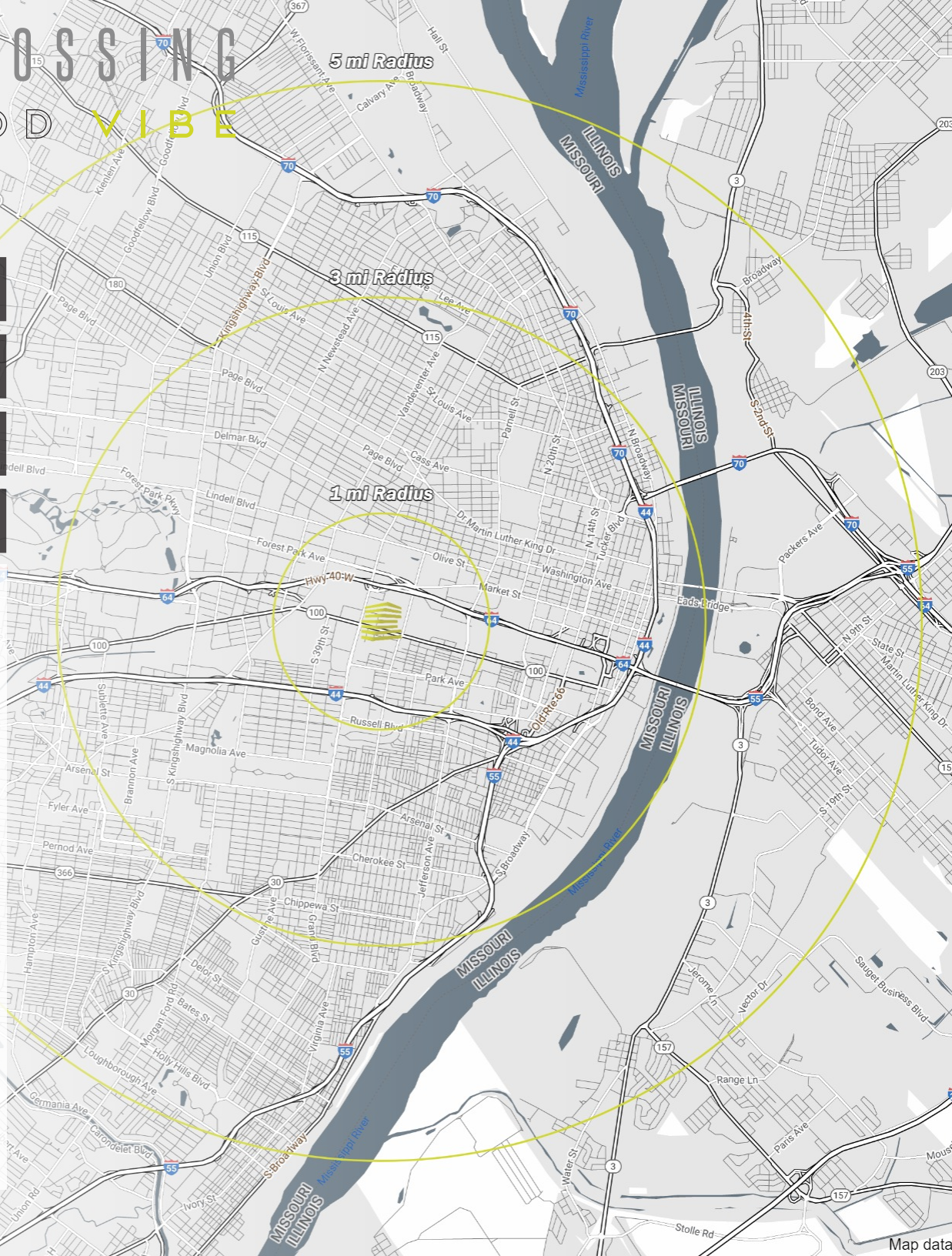
EMPLOYEES **21,160** **131,557** **187,906**

MED HH INCOME **\$48,287** **\$58,829** **\$60,206**

THE MIDTOWN NEIGHBORHOOD IS JUST THAT, LOCATED RIGHT IN THE MIDDLE OF THE CITY OF ST. LOUIS. MIDTOWN IS A VIBRANT AND CULTURALLY DIVERSE NEIGHBORHOOD LOCATED JUST WEST OF DOWNTOWN ST. LOUIS. ITS BOUNDARIES ARE NOT PRECISELY DEFINED BUT GENERALLY STRETCH FROM GRAND BOULEVARD ON THE EAST TO VANDEVENTER AVENUE ON THE WEST, AND FROM CHOUTEAU AVENUE ON THE SOUTH TO DELMAR BOULEVARD ON THE NORTH.

MIDTOWN HAS A RICH HISTORY DATING BACK TO THE LATE 19TH AND EARLY 20TH CENTURIES WHEN IT WAS A HUB OF ECONOMIC ACTIVITY AND BOASTED MANY BEAUTIFUL MANSIONS, THEATERS, AND CULTURAL INSTITUTIONS.

THE DISTRICT IS HOME TO SEVERAL PROMINENT CULTURAL AND EDUCATIONAL INSTITUTIONS, MAKING IT A FOCAL POINT FOR ARTS AND ACADEMIA IN THE CITY. NOTABLE LANDMARKS INCLUDE THE ST. LOUIS UNIVERSITY (SLU) CAMPUS, THE GRAND CENTER ARTS DISTRICT, THE FABULOUS FOX THEATRE, POWELL HALL (HOME OF THE ST. LOUIS SYMPHONY ORCHESTRA), AND THE CONTEMPORARY ART MUSEUM ST. LOUIS (CAM). THESE INSTITUTIONS CONTRIBUTE TO THE NEIGHBORHOOD'S LIVELY AND DIVERSE ATMOSPHERE.



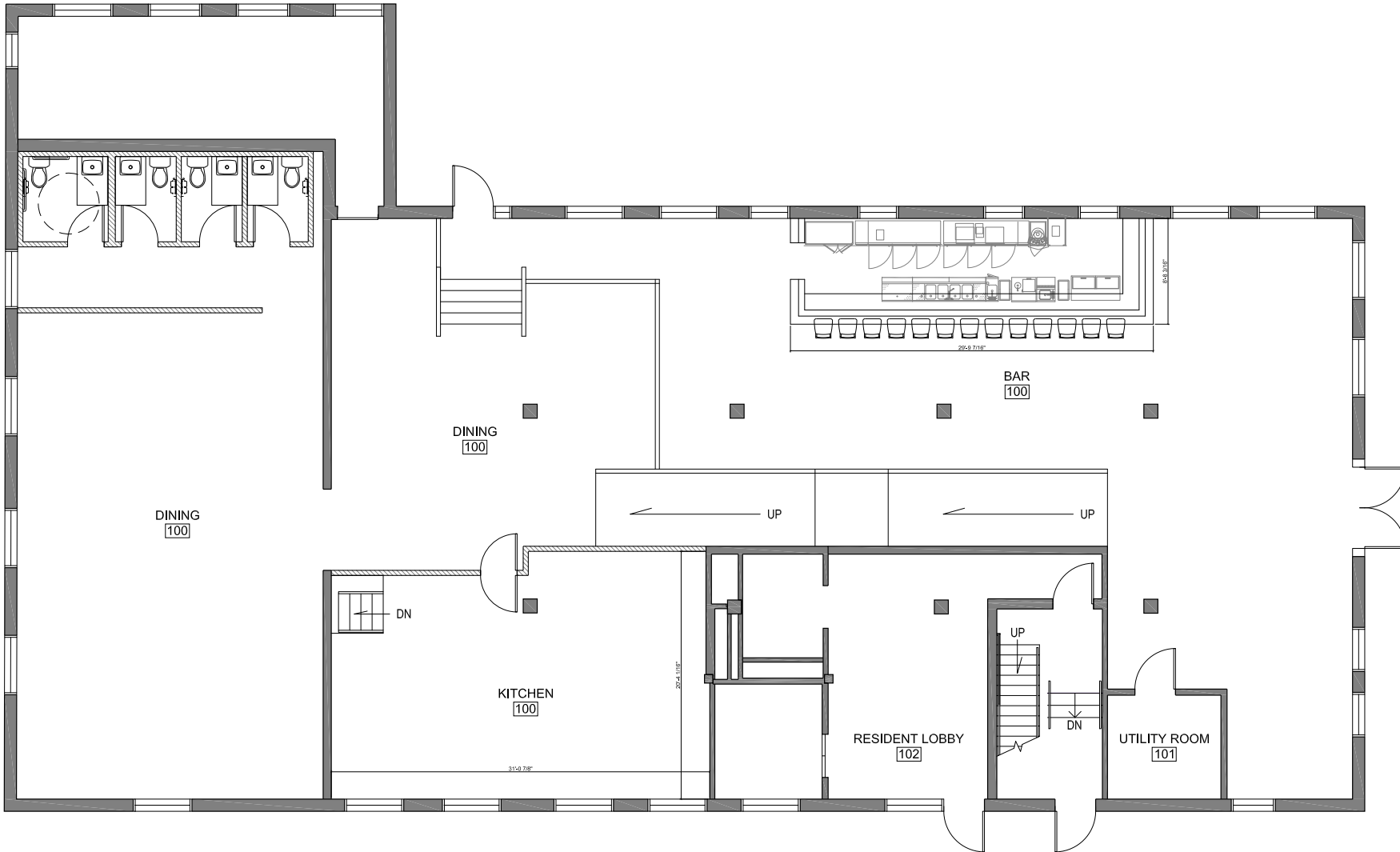
STEELCOTE CROSSING

AREA EATS + HOT SPOTS



STEELCOTE CROSSING

RESTAURANT OPTION A



1 FLOOR PLAN - OPTION A
SCALE: 1/4" = 1'

ARCHITECT



BLACKLINE
DESIGN+CONSTRUCTION

BLACKLINE
DESIGN + CONSTRUCTION
2217 Locust Ave, First Floor
St. Louis, Missouri 63103
tel. 314.251.8900, ext. 1002
fax. 314.256.1722
www.blacklinest.com

*Permitted only for construction,
residential purposes or implementation*

CONTRACTOR:

BLACKLINE
DESIGN + CONSTRUCTION
2217 LOCUST, FIRST FLOOR
ST. LOUIS, MO 63103

CONSULTANTS:

STEELCOTE CROSSING
FIRST FLOOR FIT OUT

OWNER:

TBD

NO.	DESCRIPTION	DATE
1	PERMIT SET	01/25/21

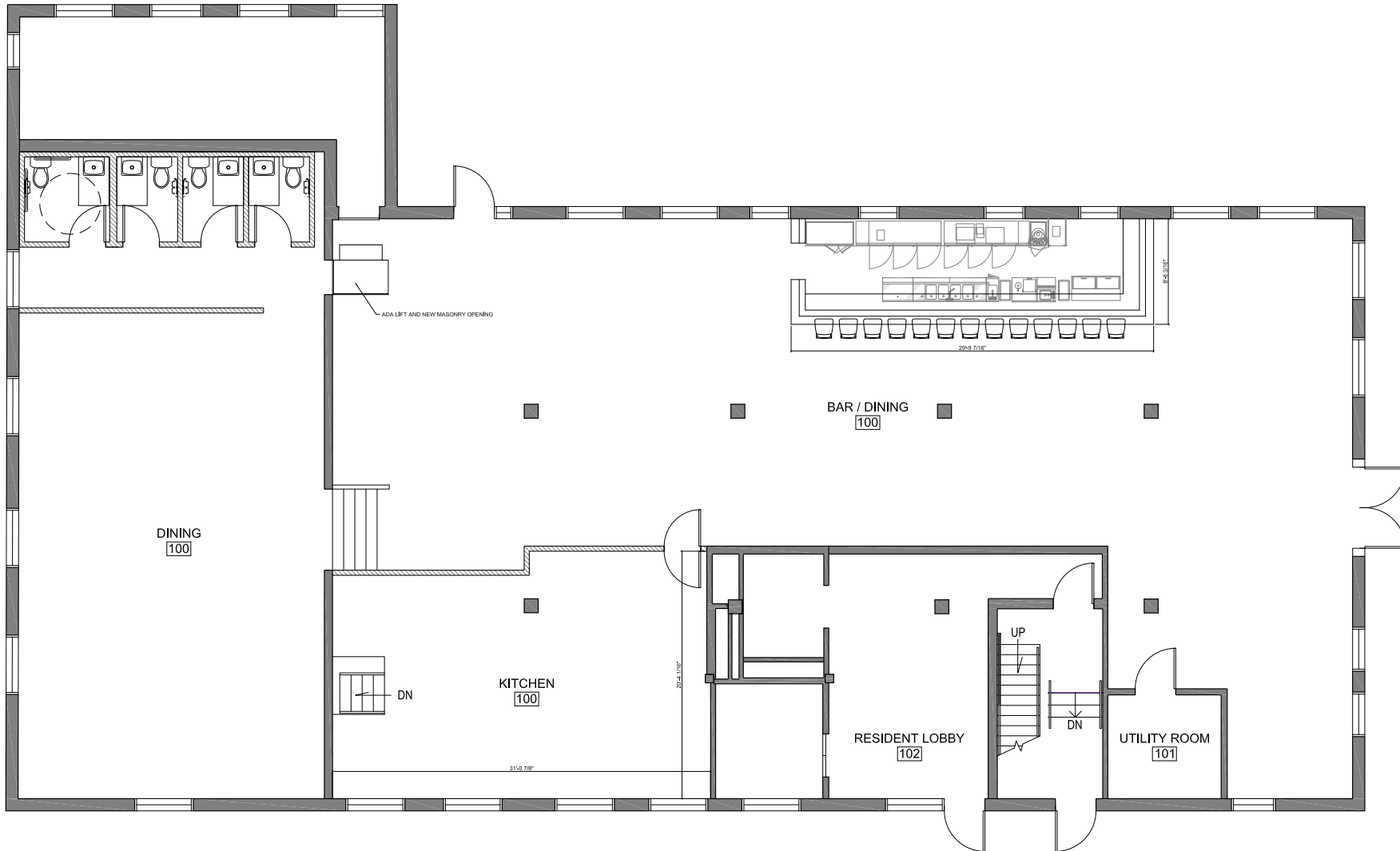
PROJECT ADDRESS:
3419 Papin Street
St. Louis, MO 63103

EXISTING FIRST FLOOR PLAN

20-006	A001
01/25/21	
Varies	

STEELCOTE CROSSING

RESTAURANT OPTION B



1 FLOOR PLAN - OPTION B
SCALE: 1/4" = 1'

ARCHITECT



BLACKLINE
DESIGN+CONSTRUCTION

BLACKLINE
DESIGN + CONSTRUCTION
2217 Locust Ave, First Floor
St. Louis, Missouri 63103
tel. 314.251.8900, ext. 1002
fax. 314.256.1722
www.blackline8.com

*Permitted only for construction,
regarding business or implementation*

CONTRACTOR:

BLACKLINE
DESIGN + CONSTRUCTION
2217 LOCUST, FIRST FLOOR
ST. LOUIS, MO 63103

CONSULTANTS:

STEELCOTE CROSSING
FIRST FLOOR FIT OUT

OWNER:

TBD

NO.	DESCRIPTION	DATE
1	PERMIT SET	01/25/21

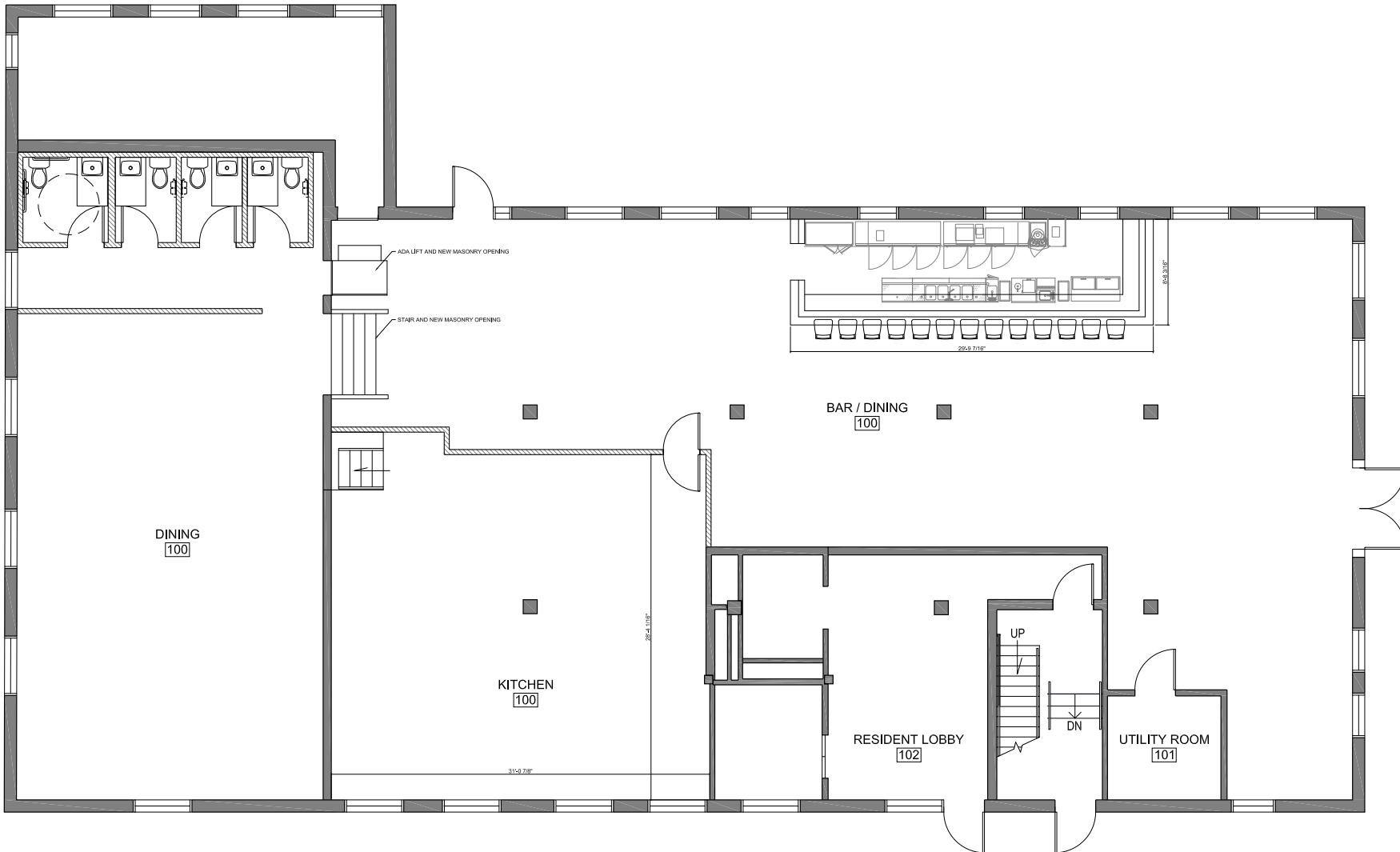
PROJECT ADDRESS:
3419 Papin Street
St. Louis, MO 63103

EXISTING FIRST FLOOR PLAN

20-006	A001
01/25/21	
Varies	

STEELCOTE CROSSING

RESTAURANT OPTION C



1 FLOOR PLAN - OPTION C
SCALE: 1/4" = 1'



BLACKLINE
DESIGN + CONSTRUCTION
2217 Locust Ave, First Floor
St. Louis, Missouri 63103
tel. 314.251.8900, ext. 1002
fax. 314.256.1722
www.blackline88.com

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CONTRACTOR:
BLACKLINE
DESIGN + CONSTRUCTION
2217 LOCUST, FIRST FLOOR
ST. LOUIS, MO 63103

CONSULTANTS:

STEELCOTE CROSSING
FIRST FLOOR FIT OUT

OWNER:
TBD

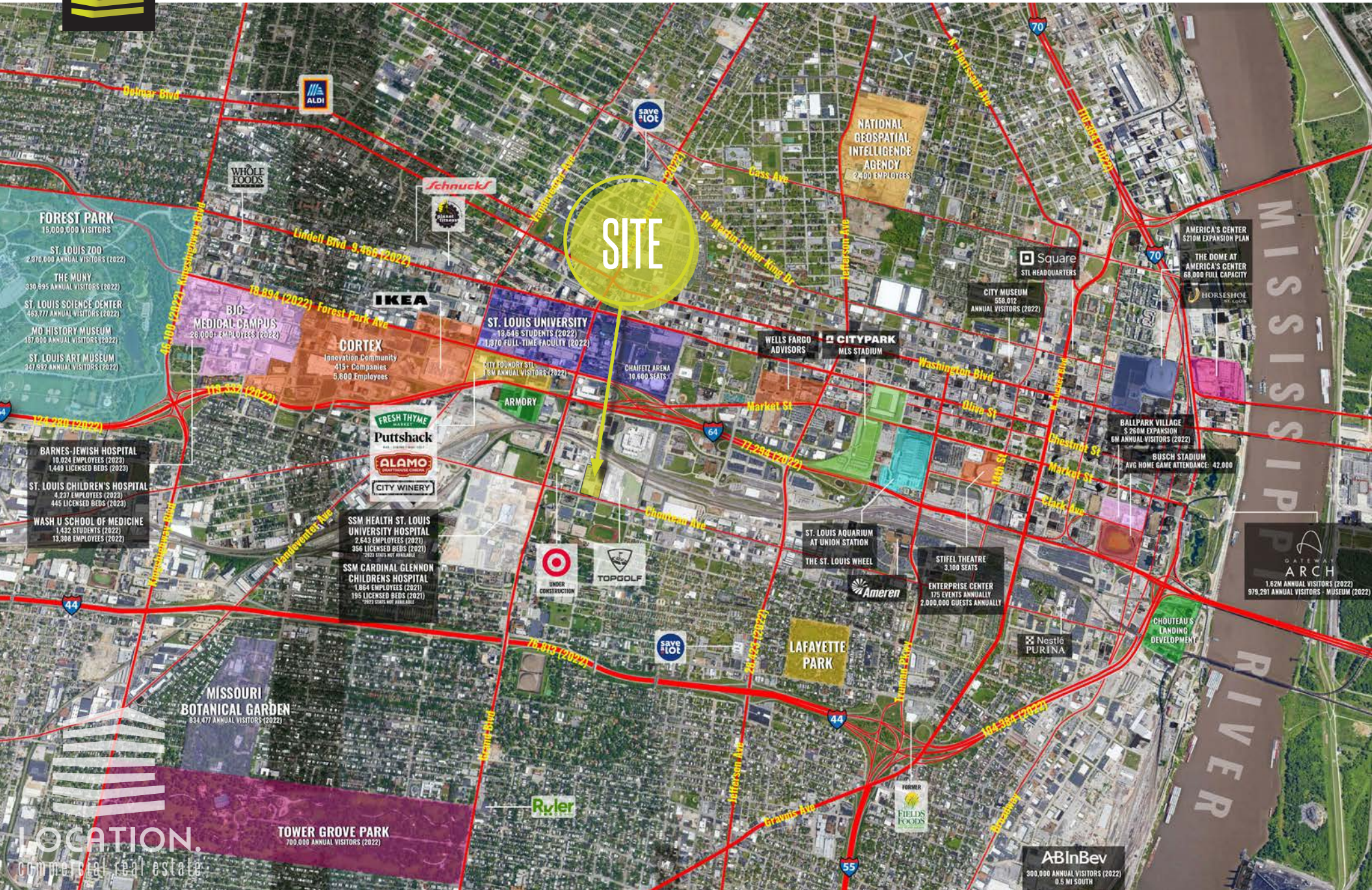
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EXISTING FIRST FLOOR PLAN

20-006
01/25/21
Varies
A001

STEELCOTE CROSSING MARKET AERIAL



SITE

FOREST PARK
15,000,000 VISITORS
ST. LOUIS ZOO
2,070,000 ANNUAL VISITORS (2022)

THE MUNY
330,695 ANNUAL VISITORS (2022)
ST. LOUIS SCIENCE CENTER
483,777 ANNUAL VISITORS (2022)
MO HISTORY MUSEUM
187,810 ANNUAL VISITORS (2022)
ST. LOUIS ART MUSEUM
327,592 ANNUAL VISITORS (2022)

BARNES-JEWISH HOSPITAL
10,024 EMPLOYEES (2023)
1,448 LICENSED BEDS (2023)
ST. LOUIS CHILDREN'S HOSPITAL
4,227 EMPLOYEES (2023)
445 LICENSED BEDS (2023)
WASH U SCHOOL OF MEDICINE
1,432 STUDENTS (2022)
13,308 EMPLOYEES (2022)

MISSOURI BOTANICAL GARDEN
834,477 ANNUAL VISITORS (2022)

TOWER GROVE PARK
700,000 ANNUAL VISITORS (2022)

IKEA
BIC MEDICAL CAMPUS
28,000+ EMPLOYEES (2023)
CORTEX
Innovation Community
415+ Companies
5,800 Employees

FRESH THYME MARKET
Puttshack
ALAMO
CITY WINERY

SSM HEALTH ST. LOUIS UNIVERSITY HOSPITAL
2,643 EMPLOYEES (2021)
356 LICENSED BEDS (2021)
SSM CARDINAL GLENNON CHILDREN'S HOSPITAL
1,864 EMPLOYEES (2021)
195 LICENSED BEDS (2021)

ST. LOUIS UNIVERSITY
18,646 STUDENTS (2022)
1,870 FULL-TIME FACULTY (2022)
CITY TOWNRY STL
18M ANNUAL VISITORS (2022)

ARMORY
TARGET
TOPGOLF
UNDER CONSTRUCTION

SAVE A LOT

SAVE A LOT

NATIONAL GEOSPATIAL INTELLIGENCE AGENCY
2,400 EMPLOYEES

WELLS FARGO ADVISORS
CITYPARK
MLS STADIUM

ST. LOUIS AQUARIUM AT UNION STATION
THE ST. LOUIS WHEEL
Ameren

LAFAYETTE PARK

STIFEL THEATRE
3,100 SEATS
ENTERPRISE CENTER
175 EVENTS ANNUALLY
2,000,000 GUESTS ANNUALLY

ABInBev
300,000 ANNUAL VISITORS (2022)
0.5 MI SOUTH

Square
STL HEADQUARTERS

CITY MUSEUM
558,012 ANNUAL VISITORS (2022)

AMERICA'S CENTER
\$210M EXPANSION PLAN
THE DOME AT AMERICA'S CENTER
68,000 FULL CAPACITY
HORSESHOE

BALLPARK VILLAGE
\$260M EXPANSION
6M ANNUAL VISITORS (2022)
BUSCH STADIUM
AVG HOME GAME ATTENDANCE: 42,000

GATEWAY ARCH
1.62M ANNUAL VISITORS (2022)
978,291 ANNUAL VISITORS - MUSEUM (2022)

CHOUTEAU'S LANDING DEVELOPMENT

LOCATION.
COMMERCIAL REAL ESTATE



LOCATION.

commercial real estate

KEVIN SHAPIRO

314.283.4691 (mobile)

Kevin@LocationCRE.com



www.LocationCRE.com