

STEELCOTE SQUARE

812 S. THERESA

ST. LOUIS, MO



LOCATION.
commercial real estate



STEELCOTE SQUARE

ABOUT THE DEVELOPMENT



NESTLED ALONG CHOUTEAU AVE NEAR GRAND BLVD, STEELCOTE SQUARE IS LOCATED SMACK-DAB IN THE MIDDLE OF THE MOST VIBRANT PARTS OF ST. LOUIS. THIS SIX-STORY BUILDING LOCATED IN MIDTOWN FEATURES 105 LUXURY APARTMENTS, ALONG WITH A TWO-STORY STRUCTURED PARKING GARAGE, 10,000 SQUARE FEET OF RETAIL SPACE AND AMENITIES SUCH AS A FITNESS CENTER, PET SPA, A ROOFTOP POOL AND GREEN SPACE.

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 SQUARE 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 SQUARE NEIGHBORHOOD VIBE



1 mile 3 miles 5 miles

POPULATION 15,917 135,612 299,395

HOUSEHOLDS 6,624 66,920 142,864

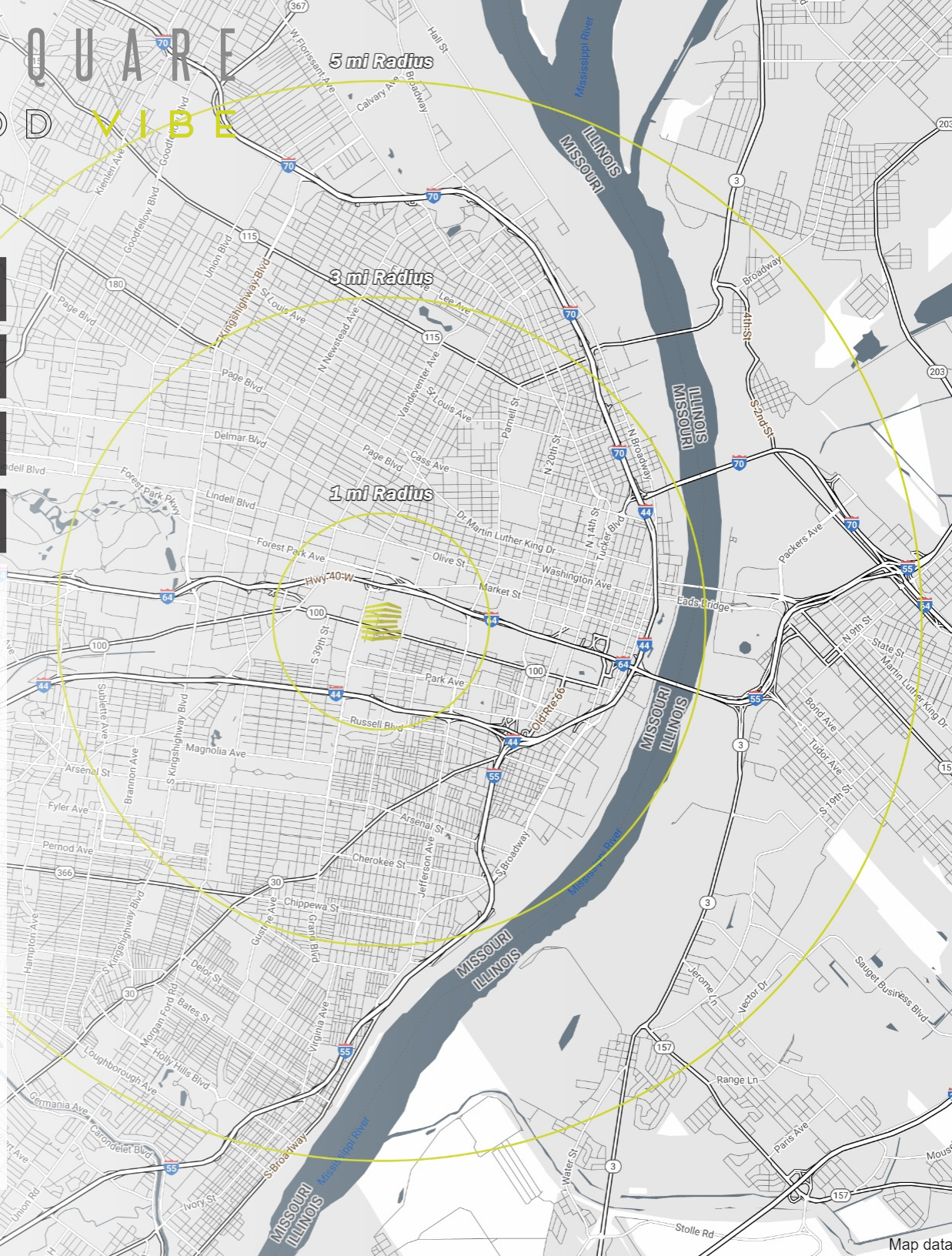
EMPLOYEES 21,160 131,557 187,906

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 SQUARE

AREA EATS + HOT SPOTS



TARGET

CVS
pharmacy



TOPGOLF



CORTEX
innovation community

IKEA



Puttshack
BAR • DINING • MINI GOLF

FRESH THYME
MARKET™



ARMORY



REC HALL
— DRINKS & RECREATION —



ROCKWELL
BEER CO



TOWER GROVE
— PARK —

MISSOURI
BOTANICAL
GARDEN

CITY WINERY



STEELCOTE SQUARE 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 (2022)
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)

SSM HEALTH ST. LOUIS UNIVERSITY HOSPITAL
2,643 EMPLOYEES (2021)
356 LICENSED BEDS (2021)
*2023 STATS NOT AVAILABLE

SSM CARDINAL GLENNON CHILDREN'S HOSPITAL
1,864 EMPLOYEES (2021)
195 LICENSED BEDS (2021)
*2023 STATS NOT AVAILABLE

ST. LOUIS UNIVERSITY
18,646 STUDENTS (2022)
1,870 FULL-TIME FACULTY (2022)

CITY FOUNDRY STL
18M ANNUAL VISITORS (2022)

SAVE A LOT

Schnucks

FRESH THYME MARKET

Puttshack

ALAMO

CITY WINERY

Target

TOPGOLF

SAVE A LOT

Ryder

NATIONAL GEOSPATIAL INTELLIGENCE AGENCY
2,400 EMPLOYEES

WELLS FARGO ADVISORS

CITYPARK
MLS STADIUM

ST. LOUIS AQUARIUM AT UNION STATION

THE ST. LOUIS WHEEL

STIFEL THEATRE
3,100 SEATS

ENTERPRISE CENTER
175 EVENTS ANNUALLY
2,000,000 GUESTS ANNUALLY

Nestlé PURINA

CHOUTEAU'S LANDING DEVELOPMENT

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

AMERICA'S CENTER
\$210M EXPANSION PLAN

THE DOME AT AMERICA'S CENTER
68,000 FULL CAPACITY

HORSESHOE ST. LOUIS

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)

LOCATION.
COMMERCIAL REAL ESTATE



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