



# FORSYTH & HANLEY

Northeast Corner of Forsyth Blvd & N Hanley Rd  
Clayton, Missouri 63105

## 3.7-ACRE REDEVELOPMENT OPPORTUNITY IN DOWNTOWN CLAYTON



[GERSHMANCRE.COM](http://GERSHMANCRE.COM)



## Introduction

Qualified investors/developers are extended the opportunity to acquire a 100% fee interest in eight (8) parcels of commercial property located at the northeast quadrant of Forsyth Boulevard and North Hanley Road, in Clayton, Missouri. All properties are currently owned or under the control of the Solon Gershman Revocable Trust and/or affiliated entities (collectively referred to as the “Owner”).

## Property Summary (Approximately 3.70 Acres with N Lyle Ave\*)

	Parcel #	Address	Zoning	Acreage (Per County)	SF (Approx.)
1	18J-11-0590	20 N Hanley Rd	R4 Low Density MF	.20	8,712
2	18J-11-1535	10 N Hanley Rd	C2 General Commercial	.86	37,462
3	18J-11-1557	13 N Lyle Ave	R4 Low Density MF	.54	23,522
4	18J-11-1546	1 N Lyle Ave	C2 General Commercial	.34	14,810
5	18J-11-1371	14 N Lyle Ave	R4 Low Density MF	.54	23,522
6	18J-11-0424	7605 Forsyth Blvd	C2 General Commercial	.18	7,841
7	18J-11-0413	7601 Forsyth Blvd	C2 General Commercial	.17	7,575
8	18J-11-1436	15 Lee Ave	R4 Low Density MF	.54	23,522
9		Lyle Ave		.33	14,225
<b>Total</b>				<b>3.70</b>	<b>161,191</b>

\*Potential with Clayton to vacate N Lyle Avenue.





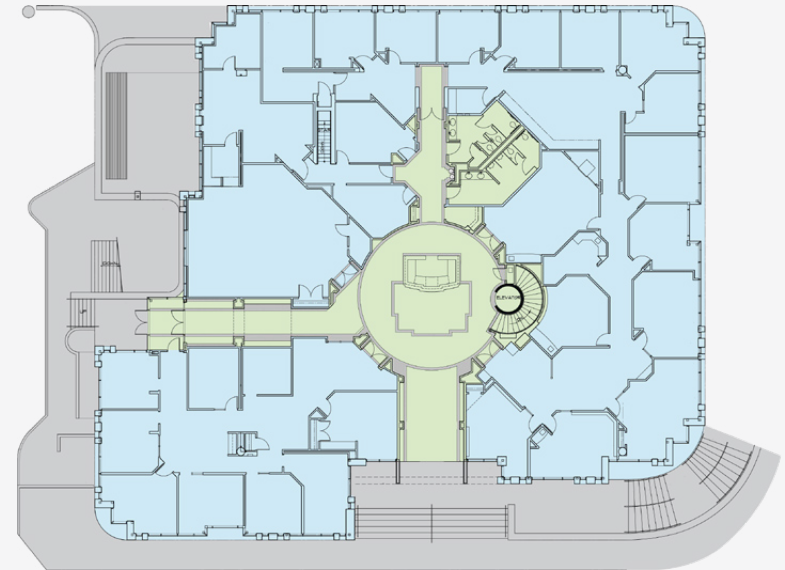
## 10 N Hanley Rd - Existing Structure



<b>Address:</b>	10 N Hanley Rd Clayton, MO 63105
<b>Building Size:</b>	26,400 SF*
<b>Building Use:</b>	Office with Existing Retail Bank Infrastructure on Garden Level
<b>Year Built:</b>	1966 / Redeveloped 1996
<b>Stories:</b>	2
<b>Elevators:</b>	1
<b>Parking:</b>	39 Covered Parking Spaces & Additional Surface Parking
<b>Zoning:</b>	C2 General Commercial

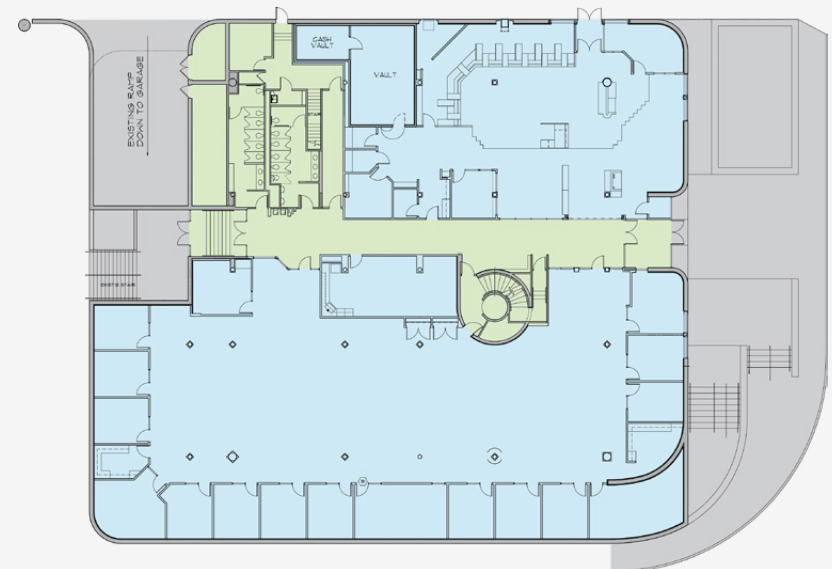
*\*Total useable building area is 34,773 SF.*

### Upper Level - 18,181 SF



### Lower Level - 8,219 SF\*

\*8,219 SF at grade. Total usable space on the garden level is 16,592 SF.







## Clayton

The City of Clayton is located in the center of the St. Louis Metropolitan area. Clayton's Central Business District ("CBD") is the most vibrant, secure "urban/suburban" community, making it one of the most desirable communities in which to live and work in the St. Louis region. In addition to Clayton's established residential neighborhoods, there are several multifamily developments, both new and old, within walking distance to quaint shops, specialty boutiques, restaurants and cafes. Downtown Clayton's award-winning restaurants include Tony's, The Capital Grille, 801 Chophouse, The Crossing, and Cafe Napoli.

Currently, there are over 8.6 million square feet of office space, over 1 million square feet of specialty retail space and some of the most sophisticated living opportunities within the region. Clayton is the region's premier business district and home to over 3,400 business, including Forbes and Fortune 500 headquarters and branch offices.



### Major Employers in Clayton

- *Enterprise Holdings, Inc*
- *Centene Corporation*
- *Caleres*
- *NISA*
- *Graybar Electric Co*
- *Olin Corporation*
- *St. Louis County*
- *Armstrong Teasdale LLP*
- *RubinBrown*
- *Barry-Wehmiller Companies*
- *Commerce Bank*
- *The Ritz Carlton*

New developments in Clayton include Centene Plaza C, a new 662,500-square-foot office building that is currently 100% occupied by third-party tenants. Clarendale of Clayton added 287 senior apartments at the corner of Hanley and Clayton Roads. Commerce Bank Tower and Forsyth Pointe were recently completed, adding over 400,000 square feet of Class A office space to Clayton. Bemiston Place will add 237 new apartments once completed. Also under construction is upscale AC Hotel by Marriott which will have 206 rooms, and Residence Inn just opened with 170 rooms.

Clayton serves as the seat of St. Louis County and is the hub of metropolitan St. Louis. With its central location, Clayton is known for its convenience and accessibility to several major thoroughfares and interstates. MetroLink, the region's light rail system, connects downtown, St. Louis Lambert International Airport, and many popular attractions and neighborhoods. The MetroLink Cross County Extension serves the Clayton community with two separate stations. The Clayton MetroBus Center is located in the ground level of the garage and provides easy transfers from MetroBus to MetroLink. The St. Louis area's finest attractions are within a 15 minute drive of Clayton: the Gateway Arch, Busch Stadium (home of the baseball Cardinals), the America's Center Convention Complex, the St. Louis Art Museum, Muny Opera, St. Louis Science Center, the Saint Louis Zoo, Powell Symphony Hall, Fox Theatre, Enterprise Center, Stifel Theatre, Union Station and the Missouri Botanical Garden. The newly renovated Forest Park is just to the east of Clayton, and St. Louis Lambert International Airport is only 12 minutes away.



**16,470**  
Total Population



**43,394**  
Daytime Population



**\$611,851**  
Median Home Value



**\$122,139**  
Median Household Income



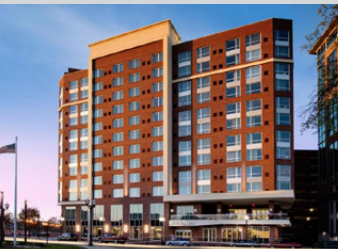
# RECENT CLAYTON DEVELOPMENTS



**1** The Barton  
228 Units  
Completed in 2018



**2** Residence Inn Clayton  
170 Rooms  
Completed in 2023



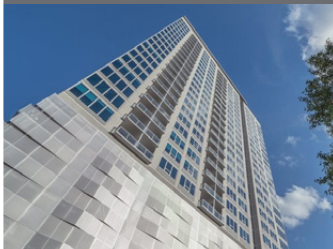
**3** Forsyth Pointe  
208,000 SF  
Completed in 2023



**4** Commerce Bank Tower  
265,000 SF  
Completed in 2023



**5** Two Twelve Clayton  
250 Units  
Completed in 2017



**6** AC Hotel by Marriott  
206 Rooms  
Under Construction



**7** Ceylon  
120 Units  
Completed in 2017



**8** Bemiston Place  
237 Units  
Under Construction



**9** 2 S Central Ave  
73 Units  
Proposed



**10** 50 S Bemiston Ave  
25-Story Apartment Tower  
Proposed (Mixed Use)



**11** Centene Plaza C  
662,500 SF  
Completed in 2019



**12** Clarendale of Clayton  
287 Senior Units  
Completed in 2021



**13** The Boulevard Phase II  
153,500 SF  
Proposed







## Greater St. Louis Metropolitan Area

The Greater St. Louis metropolitan is the nation's 21st largest metro and is one of the largest regional economies in the US, with a gross metro product of \$173 billion. Made up of 15 counties, the bi-state area comprises 2.8 million residents, 1.4 million workers and 93,000 business establishments. Over the years St. Louis grew into a manufacturing powerhouse, expanded its service sector, developed into a major tech hub, and ranks third-most economically diverse US metro area. St. Louis has competitive strengths in technology start ups, agricultural science, bioscience, health innovation, financial services, business services, mobility and transportation, along with the educational and cultural amenities of a world-class city.

The area is one of the largest education markets in the United States with 30 four-year and 10 two-year colleges and universities. This includes Saint Louis University and Washington University, which offer world-class degree and research opportunities attracting students, faculty and researchers from around the world.

Greater St. Louis sits within 500 miles of nearly one-third of the nation's population, and is a major national transportation hub. Located at the intersection of three major rivers, five interstate highways (I-44, I-55, I-64, I-70 & I-270), five airports and six Class I railroads, its strategic central location provides efficient access to national and global markets. The five the airports and their tenants combined employ 36,500 individuals, a number that is set to grow in the coming year as major tenants such as Gulfstream and West Star Aviation expand their operations in the region.

The region has a perfect balance of convenience and affordability, with the advantages of a broadly talented workforce, exceptional educational and cultural institutions, and superb recreational opportunities. This blend, along with our central location and extraordinary transportation assets, makes the region an ideal home for progressive companies competing in and connected to the global economy. The region is home to 14 Fortune 1000 companies, eight of which are in the Fortune 500, along with 8 of Forbes' largest private companies in America. In 2019, Bunge, with \$41 billion in revenue, relocated their headquarters to St. Louis.

There are plenty of new developments/redevelopments happening in the region. St. Louis recently completed CITYPARK stadium, home for major league soccer team St. Louis CITY SC. Union Station added a 200' Ferris wheel and \$45 million aquarium as part of a \$160 million redevelopment. The National Geospatial-Intelligence Agency is currently building their new \$2 billion western headquarters downtown St. Louis which will employ nearly 3,100 people, mostly civilians. Phase one of America's Center Convention Complex has begun which will add 72,000 square feet of exhibit space, double the number of loading docks, and make a new entrance for the facility. Gateway South has been announced as a \$1.2 billion, 80-acre project that would improve the south St. Louis riverfront, while another potential project could bring the city's first marina to the riverfront which would include a hotel, water park, and indoor trampoline park on a 70-acre plot of land north of Interstate 270.





**FOR MORE INFORMATION CONTACT:**

Jim Loft | (314) 696-1400  
jloft@gershmancre.com

Dan Freeland | (314) 889-0605  
dfreeland@gershmancre.com

Fallon Chambers | (314) 746-1425  
fchambers@gershmancre.com