

SOULARD PROPERTIES

Two Leased Buildings, Large Parking Lots
with Redevelopment Potential

INVESTMENT
OPPORTUNITY

PURCHASE PRICE
\$1,975,000



1729-1731 South 7th, 1725 South 7th Street, 700-702 Soulard Street, St. Louis, MO 63104



Please call **Mark or Ron** to learn more and schedule a tour.

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Executive Summary



Incredible Investment Opportunity in Historic Soulard!







This is a unique opportunity to own a combination of two leased buildings—a restaurant and a warehouse—along with multiple parcels, including rare parking lots, in the heart of Soulard, one of St. Louis’ most historic and lively neighborhoods.

Located on 7th Street, this property offers excellent visibility and sits amidst a mix of thriving businesses, residential developments, and new projects. It is conveniently close to some of St. Louis’ most iconic attractions, including the Gateway Arch, Busch Stadium, AB-InBev headquarters, and numerous corporate offices.

Soulard is renowned for its vibrant nightlife, highly-rated restaurants, and status as the hub of St. Louis’ annual Mardi Gras celebrations. With two leases currently in place and the potential for redevelopment in the future, this property represents a rare chance to own a versatile and strategically located investment.



Property Highlights

-  **Total Lot Size:** 7 Parcels
25,781 SF (0.592 acres)
-  **Restaurant Size:** 5,376 SF
-  **Amenities:** Includes a beautiful patio and multiple rare parking lots.
-  **Restaurant Features:** Two-story restaurant/bar layout with a stunning patio.
-  **Uses:** Ideal for a restaurant, bar, catering office, or even a corporate headquarters.
-  **Warehouse Size:** 8,373 SF

Purchase Price

\$1,975,000



Investment Highlights



Stability Today, Upside Potential

A Dual-Strategy Investment Opportunity



Immediate Income Stability:

This property offers reliable cash flow with two leases already in place, providing investors with consistent returns from day one.



Redevelopment Potential:

Once the leases expire, the site transforms into a prime redevelopment opportunity, allowing for creative repositioning or capitalizing on higher-value uses.



Strategic Flexibility:


Whether you're seeking a stable, income-generating asset or a long-term value-add project, this property delivers a rare combination of both.



Redevelopment Opportunity

Once the current leases expire, the site has significant potential for creative redevelopment.

Ideas include:

	Mixed-Use Development	Retail or restaurants on the ground floor with residential units above.
	Event Space or Boutique Hotel	Leveraging Soulard's tourism and festive atmosphere (e.g., Mardi Gras celebrations).
	Upscale Office Space or Corporate Headquarters:	Close to downtown and major employers.

The total lot size of 25,781 sq ft (0.592 acres) across 7 parcels allows flexibility for larger-scale projects.



Tenant Lease



Restaurant Lease

Tenant: Steward's Southern Classic Daiquiri Factory LLC

Premises: 5,376 SF, including patio space, located at 1729-1731 South 7th Street, St. Louis, MO 63104. Includes shared parking on other lots.

Lease Term: Fixed for 3 years and 3 months, starting November 1, 2024.

Monthly Rent:

- Year 1: \$5,980.75/month
- Year 2: \$6,115.17/month
- Year 3: \$6,253.63/month

Security Deposit: \$6,500



Warehouse Lease

Tenant: Go Puff

Premise: 8,373 SF

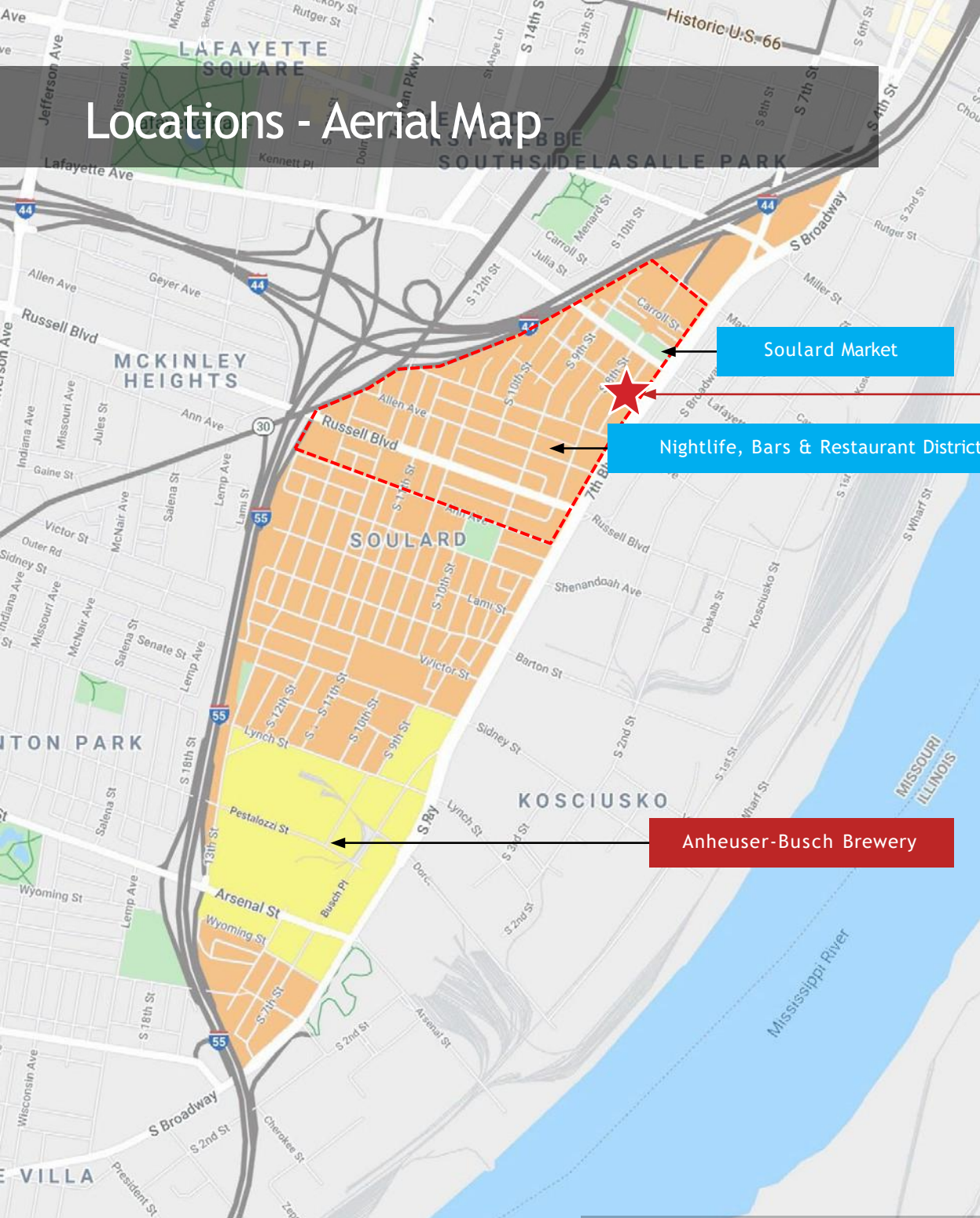
Premises: Warehouse

Lease Term: New 5-Year Option - Just Signed Till 2030

Year Expires: 2030

Rent: \$6,086.00 Month

Locations - Aerial Map



1729-1731 South 7th, 1725 South 7th Street,
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Soulard Market

Nightlife, Bars & Restaurant District

Anheuser-Busch Brewery

 **3 Minutes**

 Busch Stadium **4 Minutes**

 **<3 Minutes**

 **4 Minutes**

 Lambert Int'l Airport **16 Minutes**

Market Overview

St. Louis, MO

St. Louis, situated near the confluence of the Mississippi and Missouri rivers, is a significant economic hub in the Midwest. The St. Louis economy is expected to experience modest growth in the coming years. Projections indicate a 0.4% increase in home values by May 2024 and a 1.7% rise by October 2025, suggesting a stable real estate market.

Economic Indicators:

Gross Domestic Product (GDP): In 2022, the GDP of Greater St. Louis was approximately \$178.66 billion, reflecting a steady economic performance.

Source: STATISTA

Employment: As of November 2024, the civilian labor force in the St. Louis, MO-IL area was about 1.508 million, with an employment figure of approximately 1.458 million, indicating a stable job market. Source: BUREAU OF LABOR STATISTICS

Major Employers:

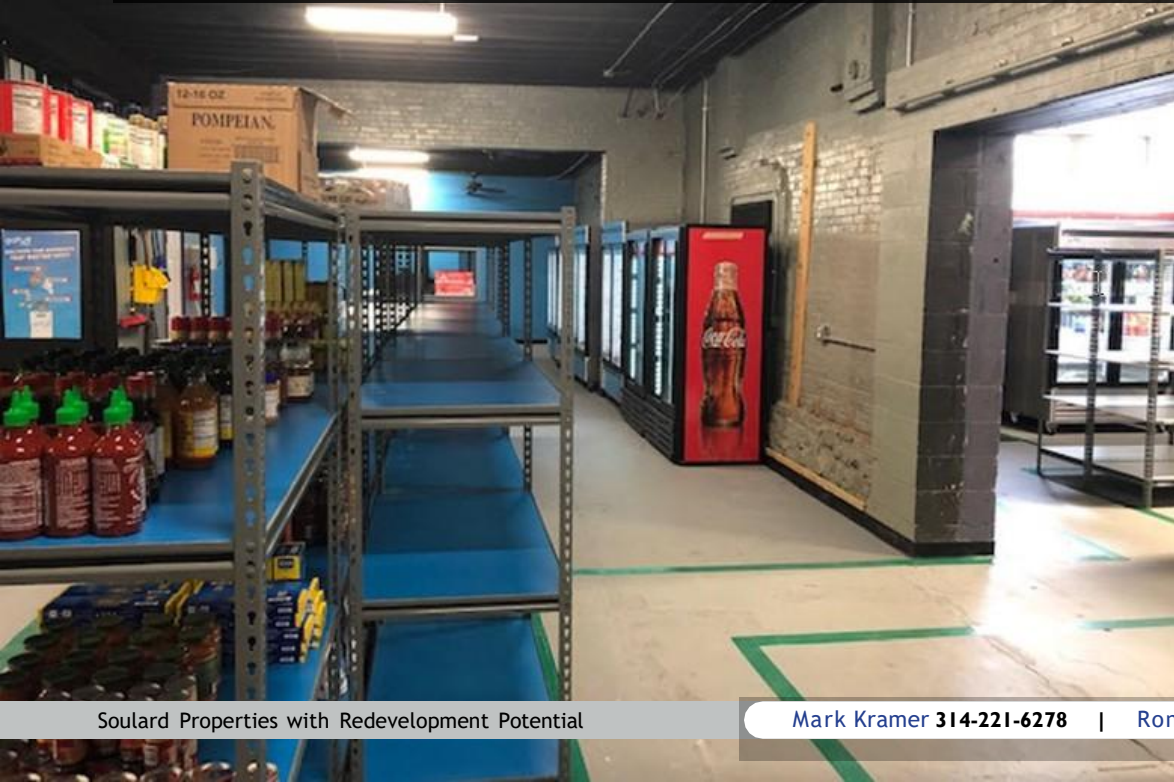
St. Louis is home to several Fortune 500 companies, including:

- Centene Corporation
- Emerson Electric
- Reinsurance Group of America
- Edward Jones
- Graybar Electric
- Ameren

These corporations play a significant role in the local economy, providing employment and contributing to the city's economic stability.



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