



# Retail Center For Sale!

SALE PRICE: \$2,300,000

3500 Lemay Ferry RD

St. Louis, MO 63125





# executive summary



# Executive Summary

A prime investment opportunity at 3500 Lemay Ferry Rd in St. Louis, MO, where a 21,414 square-foot, multi-tenant retail property is strategically situated in a high-traffic area with 20,856 vehicles passing daily along Highway 67 and Lemay Ferry. Spanning 4.73 acres and comprising two buildings built in 1970, ideal for both investors and business owners seeking a versatile, income-generating location. This property presents a compelling chance to secure a significant asset in a vibrant commercial area, poised to offer strong returns on investment.



## Excellent Demographics

Demos	Trade Area
Median household value	\$63,433
Av Household Income	\$98,980
Total population	625,000 within 10-mile radius



## Current Income and Potential Growth

Estimated Income	
Current property Income	\$221,781 Yearly (+/-)
Expenses	\$70,000 Yearly (+/-) Some tenants pay NNN
Fantastic opportunity for a value add	\$256,968 (With only rents at \$12.00 Sq Ft)



20,856 cars per day (VPD) at highway 67 and Lemay Ferry



Continuous area growth



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## PROPERTY DESCRIPTION



21,414 SF

Multi-Tenant Strip Center,  
Plus Free standing Restaurant



ASKING LEASE RATE

\$14.95 Modified Gross + \$3.26 NNN Cost



LEASE UP OPPORTUNITY

750 SF Available  
(1,650 could be available month to month lease is 1,650)



Current Income \$221,781



Huge upside for hands on owner



\$2,300,000

# TENANTS

TENANT	SQ FT.
3500 Fire House Bar and Grill	8134
3518 Lucky Nails	1800
VACANT	750
3524 Luna Hair	680
3526 Simply Treasures	1650
3530-3534 Boost Mobile	2400
3538 KPNA LLC	1500
3542 JD Gym	4500





**Please Contact Mark to Learn More and Schedule A Tour**





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## Excellent Demographics

St. Louis has a very high concentration of affluent households, with a significant percentage earning over \$75,000 annually. The area also boasts a high percentage of college graduates and a strong buying power, making it a desirable location for retailers.



## Notable Attractions

St. Louis is in a high-traffic area with excellent demographics. It benefits from a high concentration of affluent households, strong buying power, and notable attractions such as the Arch, St. Louis Zoo, St. Louis Science center, home to the St. Louis Blues, St. Louis Cardinals, Forest Park and so many more!

# market overview



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# market overview



## Saint Louis

The St. Louis retail market is experiencing strong growth, characterized by low vacancy rates and high absorption. This trend is likely to persist, supported by minimal new construction and robust preleasing activity. Contributing factors include a thriving labor market, which added 27,100 jobs last year, and increased consumer spending, especially in leisure and hospitality. These conditions make St. Louis an appealing



## Lifestyle and Recreation

St. Louis offers a variety of lifestyle and recreational options, with abundant outdoor activities available at parks such as Laumeier Sculpture Park and Suson County Park, which feature hiking trails and picnic areas. St. Louis County owns and maintains over 40 parks in its county park system, including playgrounds, nature preserves, and recreation centers like the National Museum of Transportation and the Affton Community Center. In addition to county parks, St. Louis is home to three Missouri state parks—Babler, Castlewood, and Route 66 State Park—and hosts parts of the Big Muddy National Fish and Wildlife Refuge and the Ulysses S. Grant National Historic Site. Many local municipalities also manage their own park systems, enriching the area's recreational offerings. Quality healthcare is accessible at Mercy Hospital South, and the surrounding area boasts various businesses, restaurants, and entertainment venues for leisure activities.



## Strong Demand | Real Estate Market Conditions

St. Louis offers high traffic, strong demographics, and a solid tenant base, making it a prime investment opportunity. The fully leased center provides immediate cash flow, and the robust market fundamentals indicate ongoing stability and growth. With prominent signage, ample parking, and a desirable location, this property is well-positioned for long-term success.

# Demographics

POPULATION	2-MILE	5-MILE	10-MILE
2010 Census	17,784	80,059	204,347
2023 Estimate	25,845	104,987	250,780
2028 Projection	27,337	109,710	259,780
Growth: 2010 to 2023	3.35%	2.4%	1.7%
Growth: 2010 to 2028	1.2%	0.9%	0.7%

HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2010 Census	6,694	28,753	72,665
2023 Estimate	9,737	38,392	90,509
2028 Projection	10,298	40,203	93,963
Growth: 2010 to 2023	3.7%	2.8%	2.2%
Growth: 2010 to 2028	1.2%	0.9%	0.8%

HOUSEHOLDS	2-MILE	5-MILE	10-MILE
Average HH Income	\$84,613	\$92,116	\$98,929



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CONTACT

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