

# LINDBERGH PLAZA II

7525-7597 S LINDBERGH BLVD

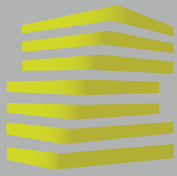
ST. LOUIS, MO



**1,295 - 2,771 SF AVAILABLE FOR LEASE**



**LOCATION.**  
commercial real estate



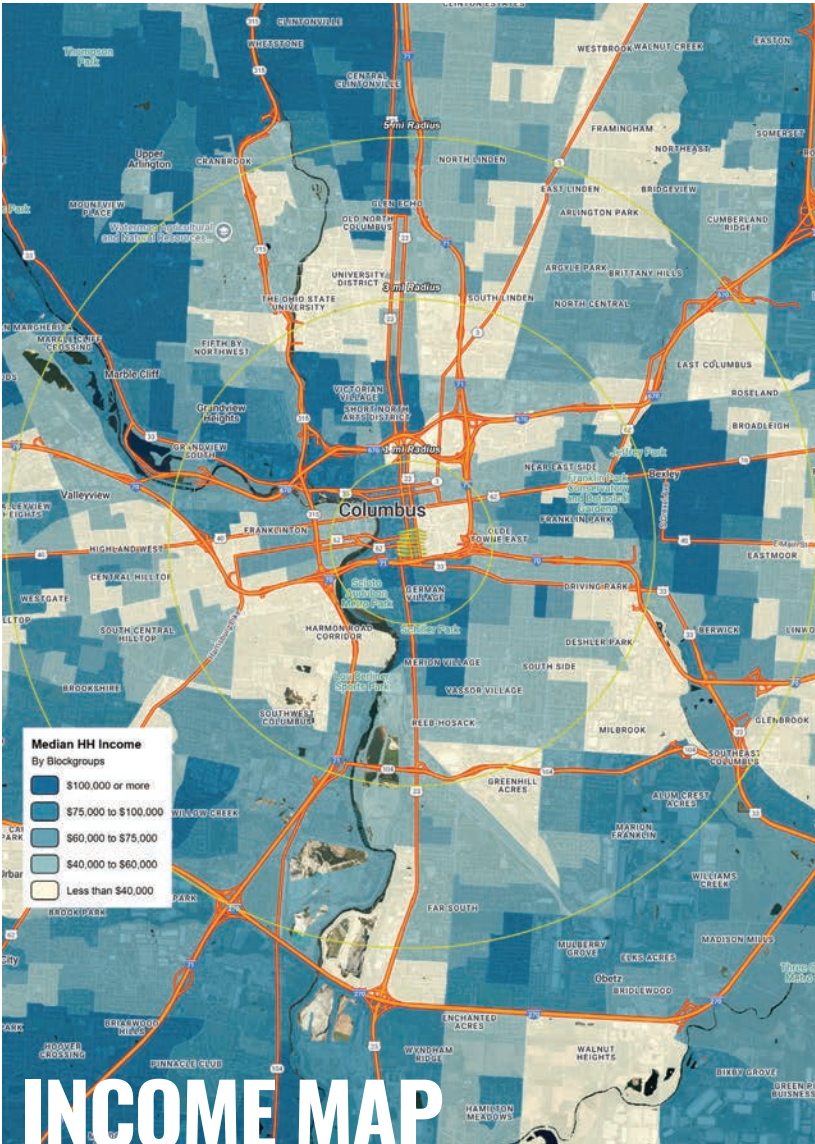
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## NEIGHBORHOOD VIBE

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### TRADE AREA OVERVIEW

While largely populated, much of South County is unincorporated. It is the most homogeneous area within St. Louis county and major communities include Kirkwood, Fenton, Lemay, Mehlville, Oakville, Affton, and Sunset Hills. The business environment in South County is as progressive as it is diverse. The South County area manufactures a wide variety of products and provides an equally varied amount of professional services. The area is served by five school districts: Lindbergh, Affton, Bayless, Hancock and Mehlville. The start of the Ozark Mountains and Ozark Plateau begin in South County and neighboring Jefferson County. Many communities have an abundance of gently rolling hills.

Jefferson Barracks began as a military post, and was active from 1826-1946. Through five major wars, including the Civil War and both World Wars, the post served varying roles, including a hospital, a supply station and most frequently, a recruiting station. Beginning in 1950, the Federal Government conveyed tracts of land to St. Louis County to operate as a historical park. Jefferson Barracks is now the site of two County Parks, a National Guard Base and a Veterans Administration Hospital. The 135-acre National Guard post is home to the Missouri Army National Guard's largest brigade. Jefferson Barracks National Cemetery, established in 1826, is an American military cemetery. As of 2011, over 183,000 people are interred there.

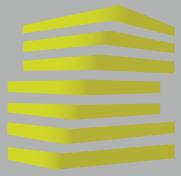
South County Center, located in Mehlville, was opened in 1963. The mall is anchored by Macy's, JC Penney, Dick's and Dillard's, and is comprised of over one million square feet of retail space. Ronnie's 20 Cine is located in Sappington. The multiplex theatre features an IMAX theatre and arcade. River City Casino, in Lemay, opened in 2010 on the western bank of the Mississippi River. The casino sits on 56 acres and includes 90,000 square feet of gaming space. Additionally, the casino is home to live events as varied as concerts by nationally known artists and boxing matches.

### DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>POPULATION</b>	12,682	90,101	187,148
<b>HOUSEHOLDS</b>	5,898	39,405	81,948
<b>EMPLOYEES</b>	5,865	31,300	65,761
<b>MED HH INCOME</b>	\$74,020	\$83,209	\$85,602

### AREA RETAIL | RESTAURANTS





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## SITE PLAN & DETAILS

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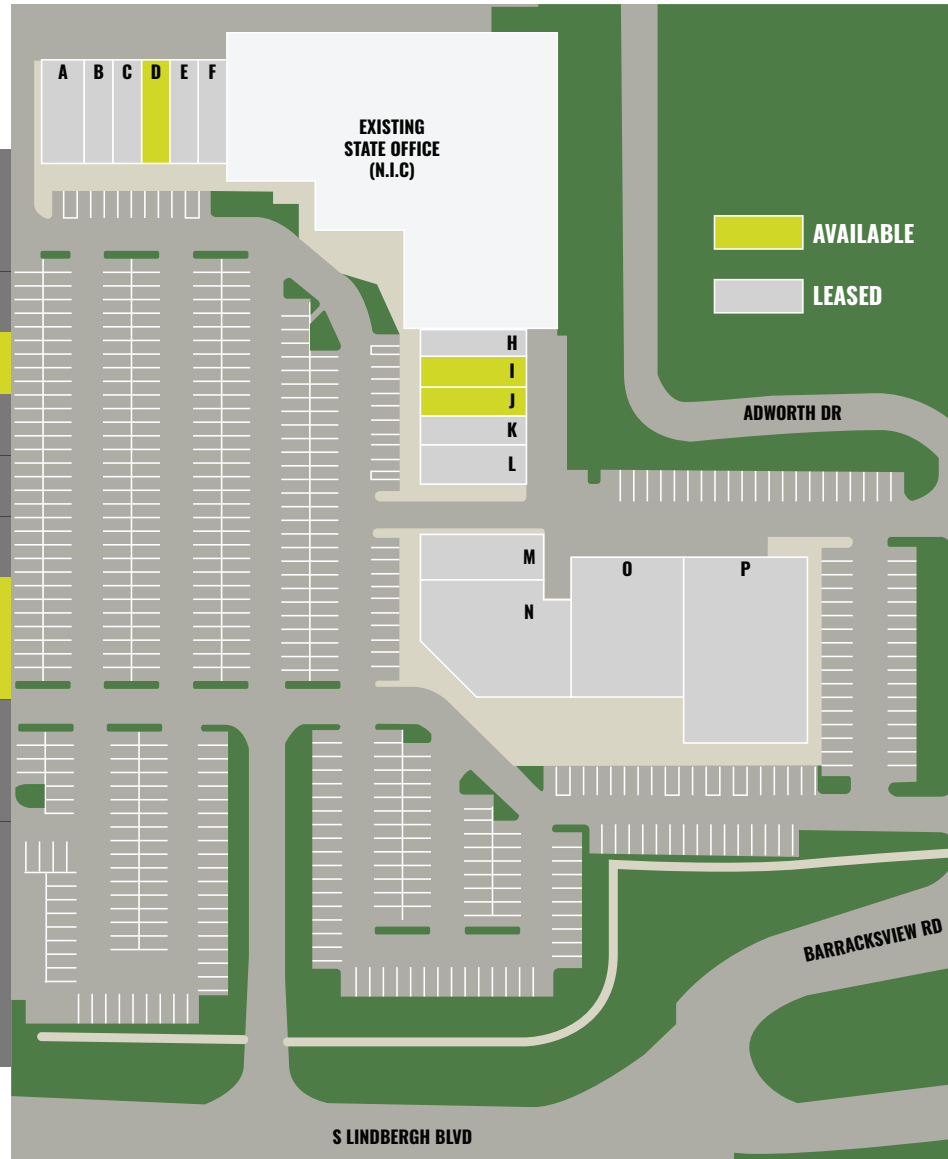
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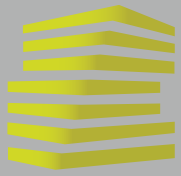
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SUITE	TENANT	SF
7525 (A) 7527 (B)	CLARK FLOORING	
7529 (C)	RANJO CUSTOMER GEAR	
7531 (D)	AVAILABLE	1,295
7533 (E)	MOBILE GENERATED PREPAID	
7535 (F)	FASTEST LABS	
7555 (H)	ALI'S PALI'S	
7557 (I)	AVAILABLE	1,389
7559 (J)	AVAILABLE	1,382
7561 (K) 7565 (L)	THE CORNER REEF	
7571 (M) 7575 (N)	HOTSHOTS	
7587 (O) 7597 (P)	HARBOR FREIGHT	



- **1,295-2,771 SF AVAILABLE FOR LEASE**
- **SHADOW ANCHORED BY MOST VISITED HOME DEPOT IN MISSOURI**  
(1.1 MILLION ANNUAL VISITS PER PLACER. AI)
- **VISIBILITY TO 24,823 VPD ON S LINDBERGH BLVD**
- **SIGNALIZED ACCESS WITH ACCESS TO I-255**
- **CALL BROKER FOR PRICING**



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## PHOTOS

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SUITE 7531 (D)

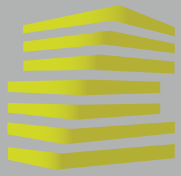


PYLON SIGNAGE



SUITE 7557 (I) & SUITE 7559 (J)





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## MARKET AERIAL

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