

RETAIL PROPERTY FOR LEASE

# 9521 Lewis & Clark Blvd.

9521 LEWIS & CLARK BLVD., ST. LOUIS, MO 63130



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*Presented By:*

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	53,306 SF
Lease Rate:	\$8.00 SF/yr (NNN)
Lot Size:	5.1 Acres
Year Built:	2007
Building Size:	53,306
Zoning:	81 C-1
Municipality:	Moline Acres
Submarket:	North St. Louis County
Traffic Count:	23,181

## PROPERTY OVERVIEW

Former freestanding grocery store located at the signalized intersection of Lewis & Clark Boulevard and St. Cyr Road in North St. Louis County, Missouri. This property provides 560 feet of frontage along St. Cyr Rd & 370 feet along Lewis & Clark allowing for strong visibility and access from both Lewis & Clark and St. Cyr Road. The building features 3 loading docks and is situated on a large level lot with ample surface parking.

## LOCATION OVERVIEW

North County is home to Boeing's Defense, Space & Security unit, Lambert-St. Louis International Airport, Centene, and Emerson Electric Company. The population is one of the most diverse in St. Louis County. The City of Moline Acres, Missouri is located in North St. Louis County, about 20 minutes north of Downtown St Louis via Interstate 70 and Highway 367. Major thoroughfares for the community are Halls Ferry Road, Highway 367/Lewis & Clark Blvd. and Chambers Road.

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## PROPERTY DETAILS

### LEASE RATE

**\$8.00 SF/YR**

#### LOCATION INFORMATION

Building Name	9521 Lewis & Clark Blvd.
Street Address	9521 Lewis & Clark Blvd.
City, State, Zip	St. Louis, MO 63130
County/Township	St. Louis
Municipality	Moline Acres
Submarket	North St. Louis County
Cross Streets	Lewis & Clark and St. Cyr Road
Signal Intersection	Yes
Nearest Highway	I-270, I-70, I-170
Nearest Airport	Lambert St. Louis International Airport

#### BUILDING INFORMATION

Building Size	53,306 SF
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Year Built	2007
Free Standing	Yes
Number Of Buildings	1
Signage	Building & Pylon

#### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	81 C-1
Lot Size	5.1 Acres
APN#	12F-23-1050
Corner Property	yes
Traffic Count	23,181
Traffic Count Street	23181

#### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

#### OPERATING EXPENSES

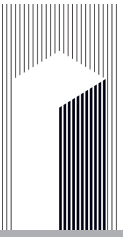
CAM	\$1.50
Taxes	\$1.76
Insurance	\$0.50
Total	\$3.76

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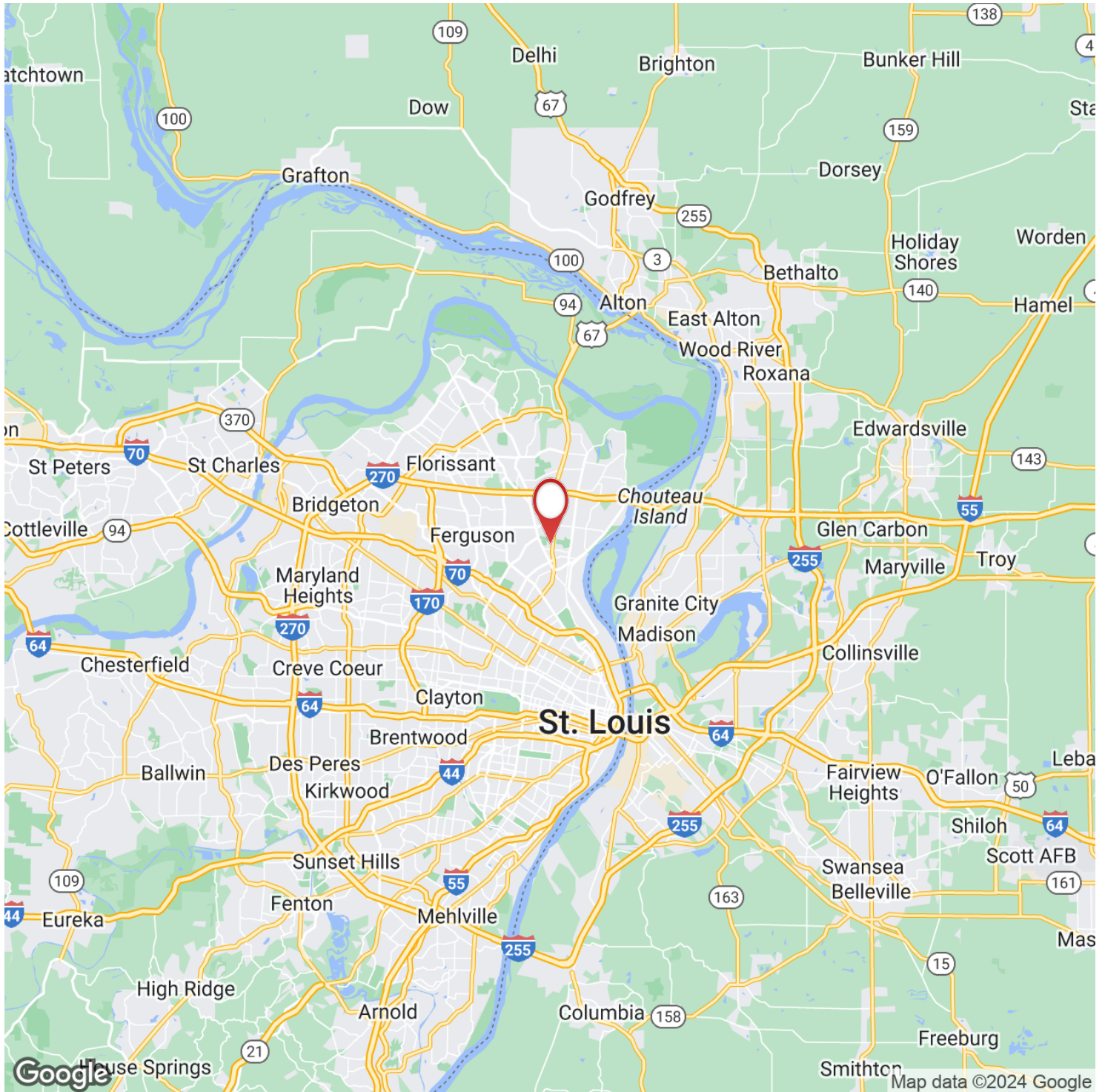
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## REGIONAL MAP



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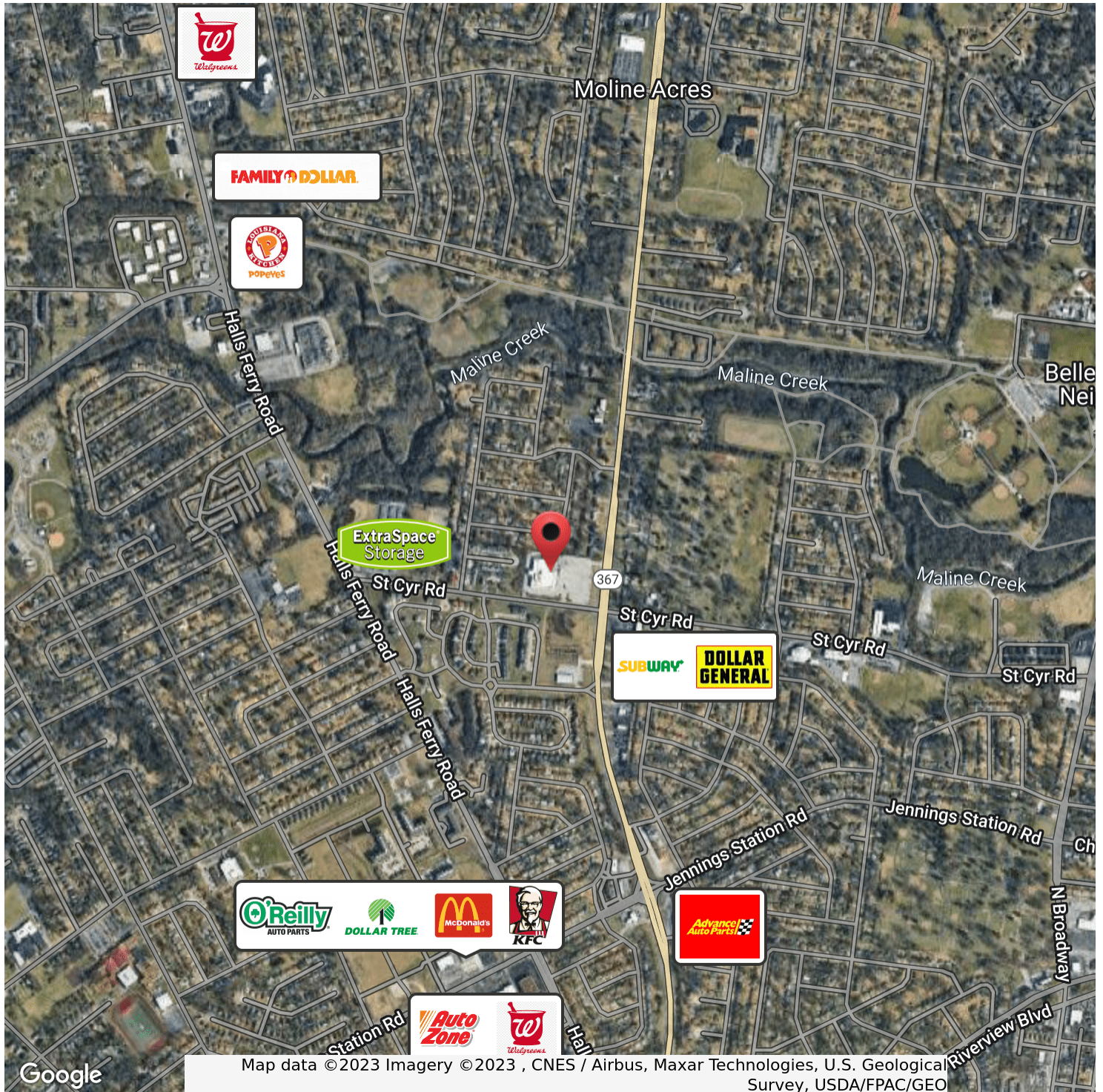
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## RETAILER MAP

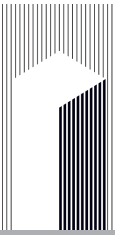


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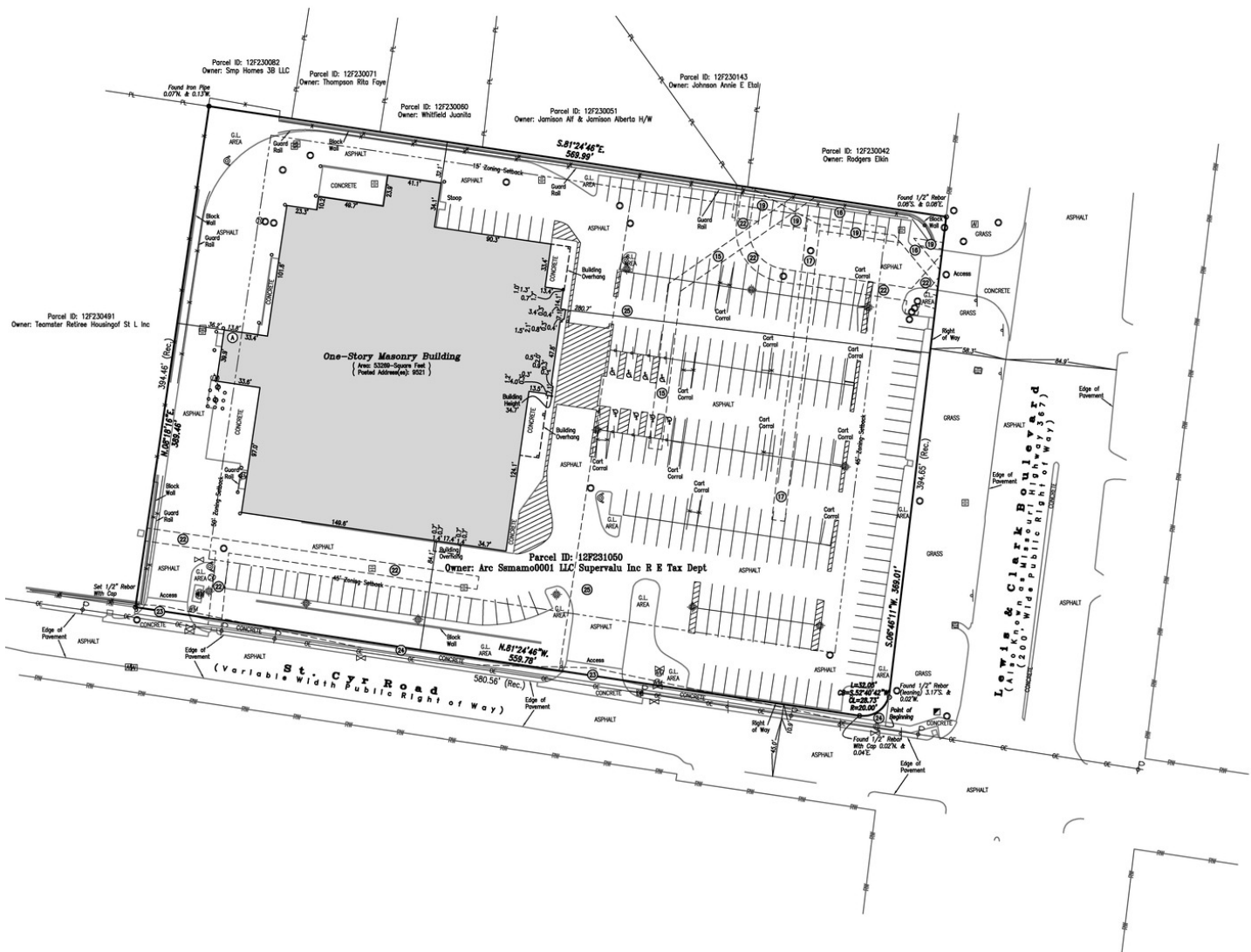
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SURVEY



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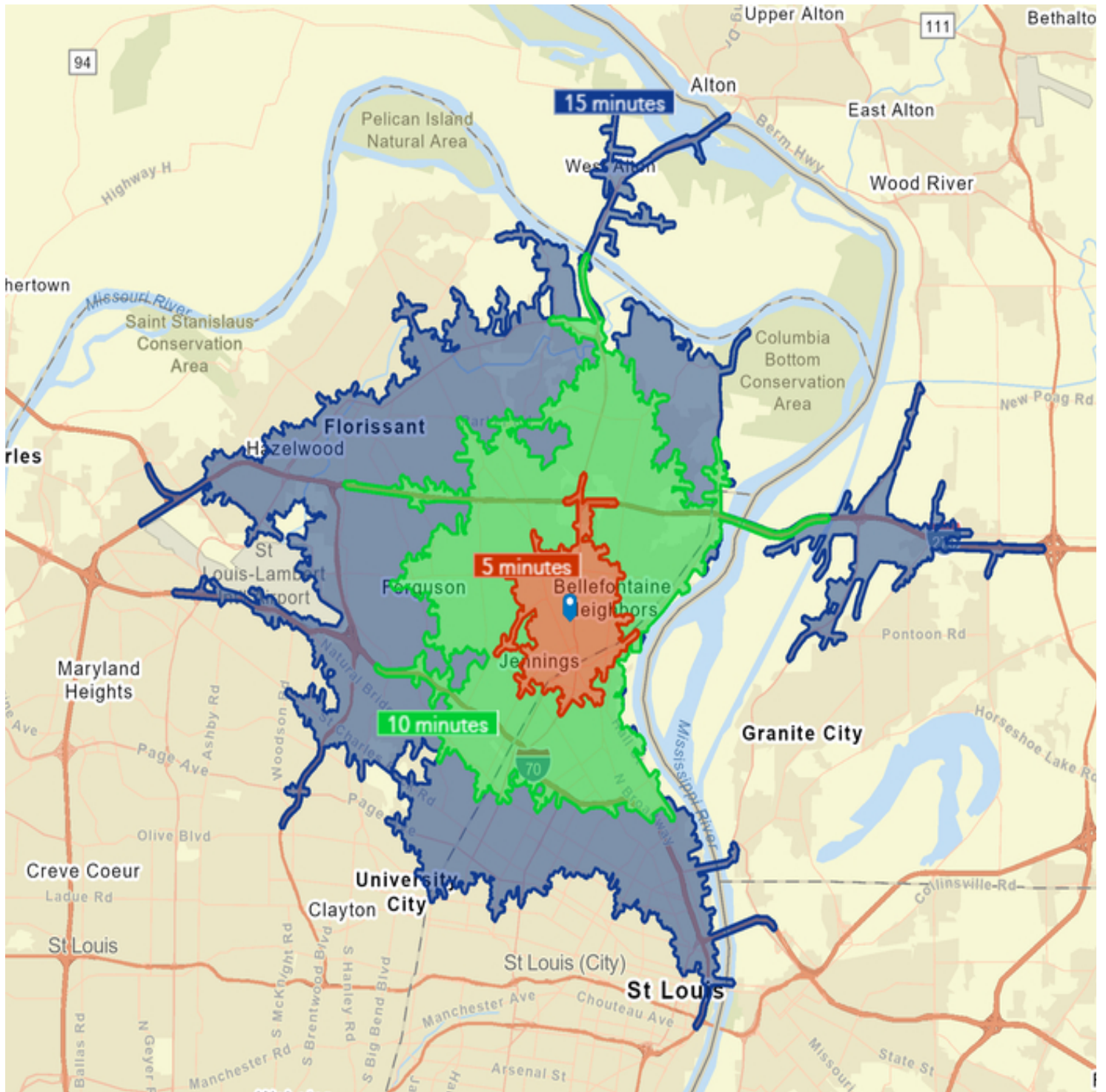
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## DRIVE TIME MAP - 5, 10, 15 MINUTES



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## DEMOGRAPHIC OVERVIEW - 25 MILES

### Key Facts

9521 Lewis And Clark Blvd, Saint Louis, Missouri, 63136  
Ring of 3 miles

#### KEY FACTS

81,289

Population



Average  
Household Size

37.0

Median Age

\$38,186

Median Household  
Income

#### EDUCATION

13%

No High School  
Diploma



38%

High School  
Graduate



36%

Some College



14%

Bachelor's/Grad/Pr  
of Degree

#### BUSINESS



1,453

Total Businesses



20,286

Total Employees

#### EMPLOYMENT



48.0%

White Collar



22.9%

Blue Collar



29.1%

Services

9.8%

Unemployment  
Rate

#### INCOME



\$38,186

Median Household  
Income



\$21,720

Per Capita Income



\$28,455

Median Net Worth

#### Households By Income

The largest group: \$50,000 - \$74,999 (19.4%)

The smallest group: \$200,000+ (1.1%)

Indicator ▲	Value	Diff	
<\$15,000	17.3%	+10.2%	
\$15,000 - \$24,999	15.0%	+8.2%	
\$25,000 - \$34,999	13.6%	+6.8%	
\$35,000 - \$49,999	14.7%	+4.0%	
\$50,000 - \$74,999	19.4%	+2.5%	
\$75,000 - \$99,999	9.9%	-3.0%	
\$100,000 - \$149,999	7.6%	-10.1%	
\$150,000 - \$199,999	1.4%	-7.6%	
\$200,000+	1.1%	-11.0%	

Bars show deviation from St. Louis County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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