

RETAIL PROPERTY FOR SALE

Lindbergh Crossing

4000 LEMAY FERRY RD, SAINT LOUIS, MO 63129



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,282,707
Cap Rate:	6.57%
NOI:	\$347,031
Lot Size:	1.13 Acres
Year Built:	2008
Building Size:	11,742
Zoning:	C3
Municipality:	St. Louis
Submarket:	South St. Louis County
Traffic Count:	Lemay Ferry 24,697 S. Lindbergh 29,161
Price / SF:	\$449.90

PROPERTY OVERVIEW

100% leased retail investment opportunity in South St. Louis County, Missouri. There are three strong retail tenants in this center, McAlister's Deli, Verizon Wireless, and Aspen Dental. This property is prominently located at a strong signalized intersection with high traffic counts and across the street from a major mall with traffic generator stores.

LOCATION OVERVIEW

Lindbergh Crossing is situated at the intersection of South Lindbergh Boulevard and Lemay Ferry Road in South St. Louis County, Missouri. The property is just off of Interstates 270/255 and 55 and incorporates well into the nearby concentration of shops and restaurants. Located just 1/2 mile from Westfield's South County Mall, which offers an additional one million square feet of retail shopping and services.

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PROPERTY DETAILS

SALE PRICE

\$5,282,707

LOCATION INFORMATION

Building Name	Lindbergh Crossing
Street Address	4000 Lemay Ferry Rd
City, State, Zip	Saint Louis, MO 63129
County/Township	St Louis County
Municipality	St. Louis
Submarket	South St. Louis County
Cross Streets	Lemay Ferry Rd. & S. Lindbergh Blvd.
Side Of Street	Southwest
Signal Intersection	Yes
Nearest Highway	I-255, I-270, I-55
Nearest Airport	Lambert St. Louis International Airport, St. Louis Mid America Airport

BUILDING INFORMATION

Building Size	11,742 SF
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	1
Year Built	2008
Free Standing	No
Number Of Buildings	1
Signage	Building & Monument

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Zoning	C3
Lot Size	1.13 Acres
APN#	29J-42-0613
Lot Frontage	278'
Corner Property	yes
Traffic Count	24,697 VPD
Traffic Count Street	Lemay Ferry Rd.

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

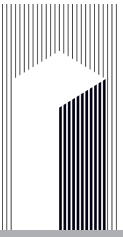
OPERATING EXPENSES

CAM	\$5.72
Taxes	\$4.57
Insurance	\$0.68
Total	\$10.97

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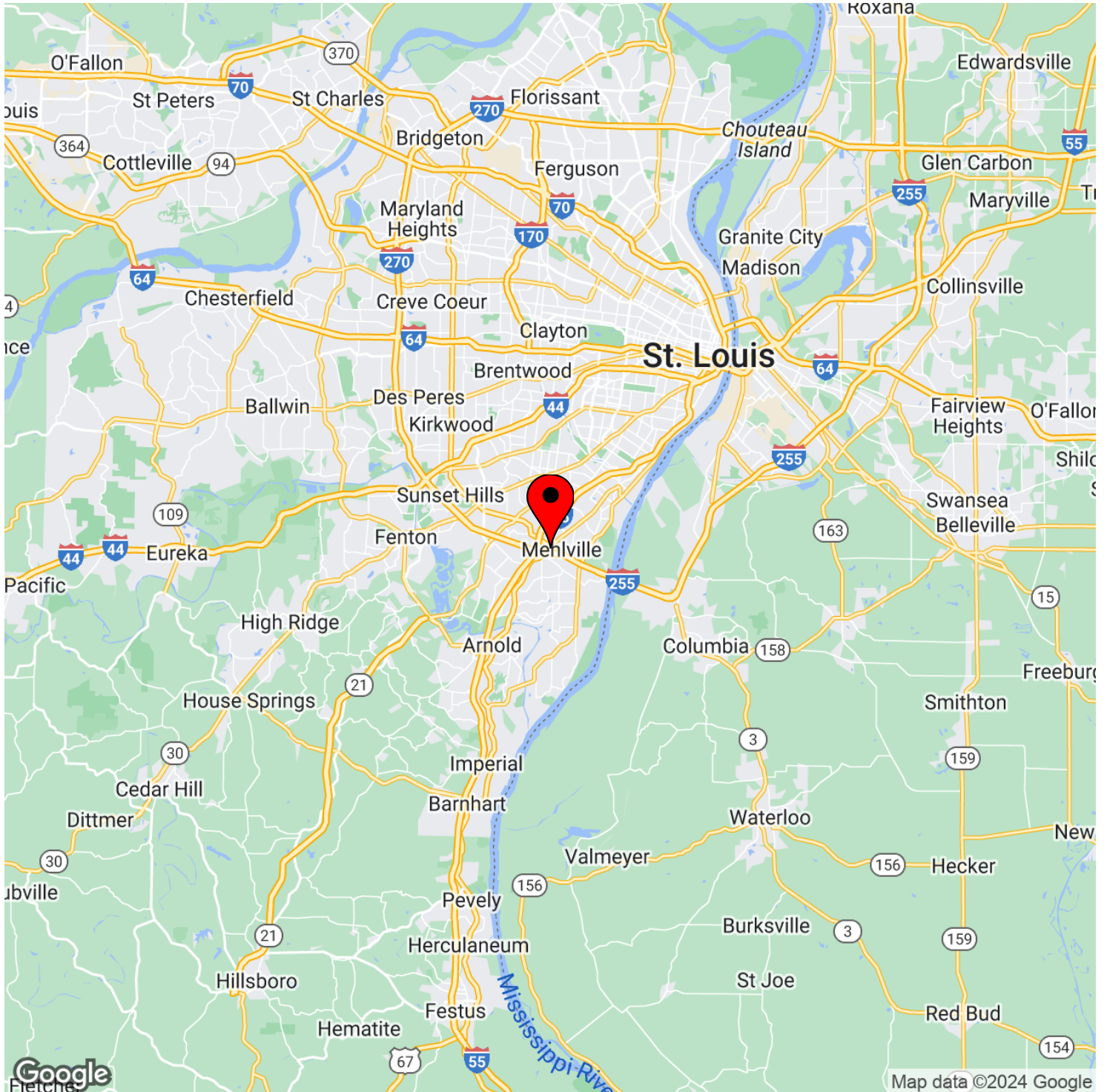
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REGIONAL MAP



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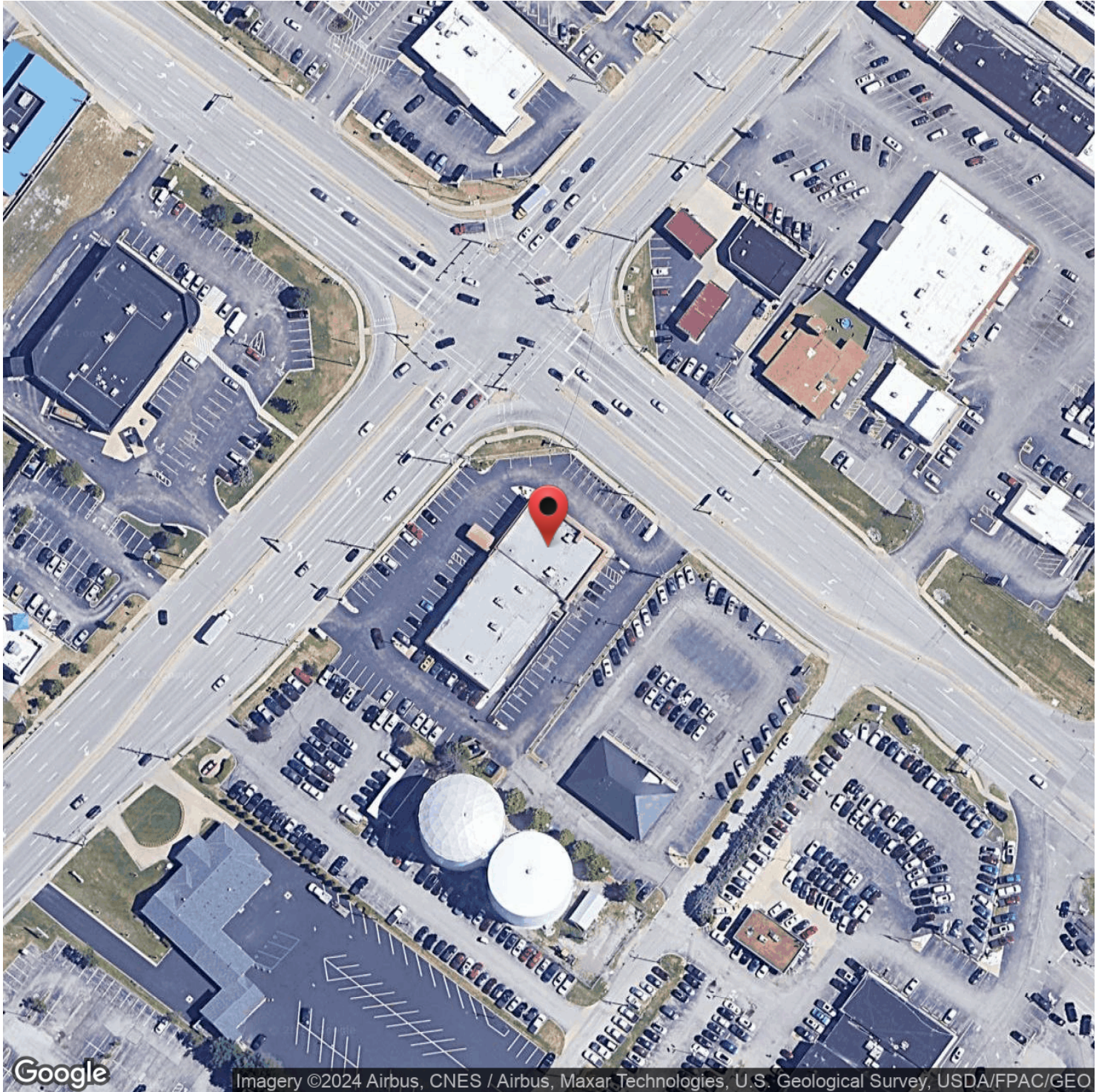
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AERIAL MAP



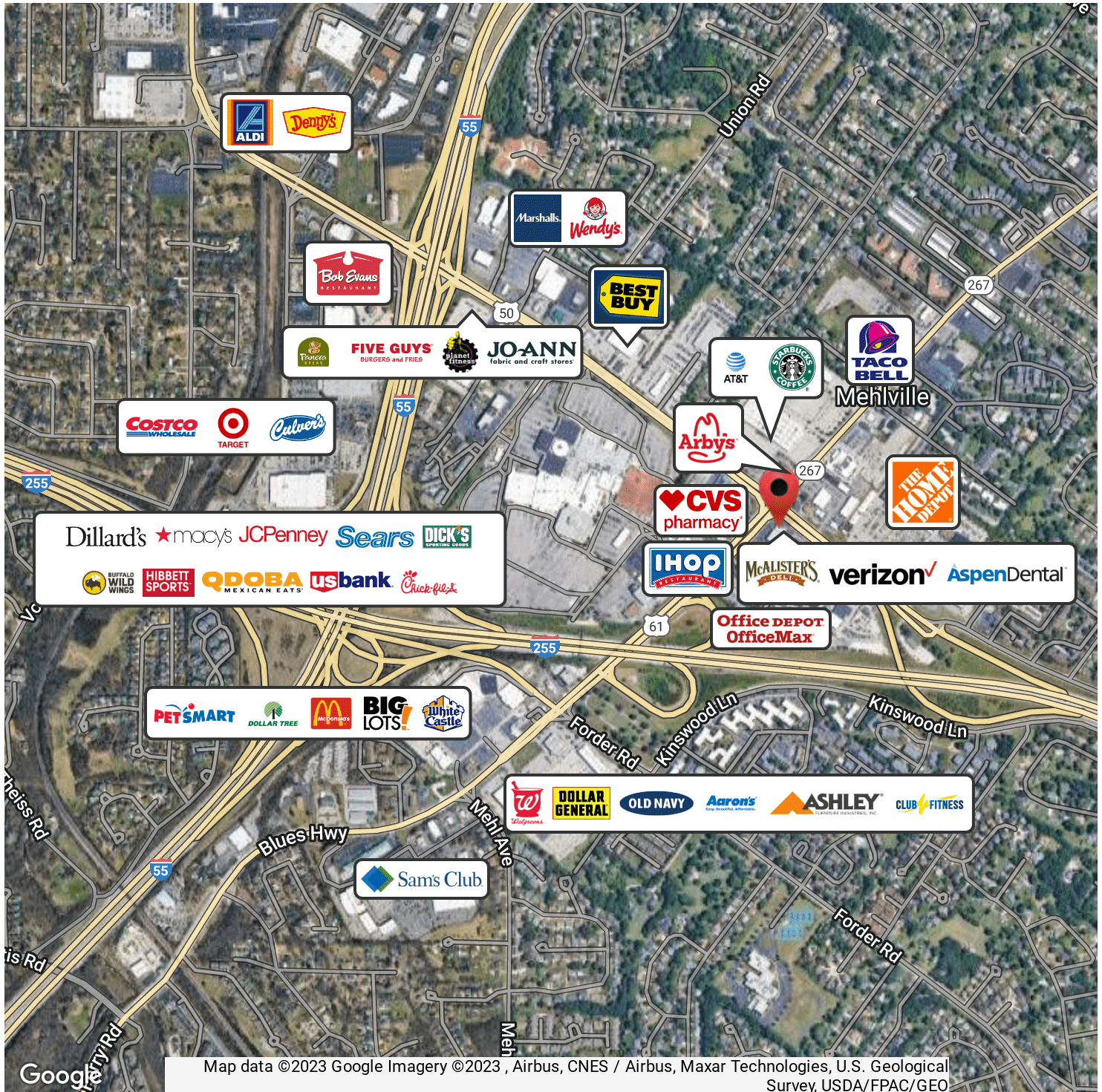
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RETAILER MAP



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DEMOGRAPHIC OVERVIEW - 3 MILES



Key Facts

4000 Lemay Ferry Rd, Saint Louis, Missouri, 63129
Ring of 3 miles

KEY FACTS

95,599

Population



2.3

Average
Household Size

45.4

Median Age

\$69,755

Median Household
Income

EDUCATION

6%

No High School
Diploma



28%

High School
Graduate



30%

Some College



36%

Bachelor's/Grad/Pr
of Degree

BUSINESS



2,528

Total Businesses



38,616

Total Employees

EMPLOYMENT



64.9%

White Collar



19.6%

Blue Collar



15.5%

Services

2.8%

Unemployment
Rate

INCOME



\$69,755

Median Household
Income



\$41,498

Per Capita Income



\$197,409

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.1%)

The smallest group: \$200,000+ (6.5%)

Indicator ▲	Value	Diff	
<\$15,000	6.6%	-1.4%	
\$15,000 - \$24,999	7.4%	+0.7%	
\$25,000 - \$34,999	6.8%	0	
\$35,000 - \$49,999	13.9%	+2.1%	
\$50,000 - \$74,999	18.1%	+2.4%	
\$75,000 - \$99,999	15.5%	+2.6%	
\$100,000 - \$149,999	17.1%	+1.3%	
\$150,000 - \$199,999	8.1%	-0.9%	
\$200,000+	6.5%	-6.8%	

Bars show deviation from 29189 (St. Louis County)

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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