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WARRANTIES

BEYOND BROADWAY

110 - 112 SIDNEY STREET SAINT LOUIS. MO 63104

54,250 SQ. FT. EVENT VENUE/
MIXED-USE BUILDING NEAR SOULARD

BEYOND BROADWAY

DEMOGRAPHICS - ABOUT SOULARD

PLEASE CONTACT:

L³ CORPORATION


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POPULATION ANALYSIS

POPULATION	 <u>1 MILE</u> 5,305	<u>3 MILES</u> 97,762	<u>5 MILES</u> 234,658
HOUSEHOLDS	 <u>1 MILE</u> 2,942	<u>3 MILES</u> 43,709	<u>5 MILES</u> 104,437
AVG HH INCOME	 <u>1 MILE</u> \$88,464	<u>3 MILES</u> \$71,038	<u>5 MILES</u> \$68,728

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DEMO REPORT



One of the oldest communities in the city located less than two miles south of Downtown Saint Louis, Soulard is today an economically and culturally diverse community. Soulard is made up of a residential neighborhood whose many businesses include restaurants, bars, and the North American headquarters of Anheuser-Busch, which houses the St. Louis Brewery. The area is named for Antoine Pierre Soulard, a pioneer Frenchman who first came to the area in the late 1790s as a surveyor for the King of Spain.

The original housing stock of Soulard dates from the mid- to late-1800s and exhibits a range of architectural styles that include Second Empire, most identifiable by the characteristic Mansard roof, Federal-style Pre-Victorian row houses, alley houses and the rare and unique half-flounder houses. The French-influenced 19th century architecture also features the second-story wrought iron balconies that adorn so many of the residences, business and churches. The neighborhood applied for and was granted its historic designation on December 26, 1972.

Known for its blues scene, buzzing Soulard has raucous bars with live music alongside casual pizzerias, down-to-earth Southern Restaurants and seafood spots serving oysters and crawfish. Today, the nearly 40 bars, restaurants and quirky shops that are scattered throughout the narrow tree-lined streets, are housed in century-old two-story brick row houses and every one of them has an elaborate outdoor courtyard, patio or sidewalk area from which to enjoy the amenities.

The area's lively annual Mardi Gras Parade, the third largest in the world, draws big crowds and generates about \$20 million for the local economy every year.

Established in 1779 and thus oldest farmer's market west of the Mississippi, Soulard Farmers Market has more than a hundred merchants including farmers, produce vendors, meat shops, spice shops, florist shops, and food stalls.

BEYOND BROADWAY

SOULARD MAP

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Beyond Broadway

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PROPERTY HISTORY • PICTURES

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Beyond Broadway was formerly the site of the A.E. Schmidt Billiards Factory. This building dates back to 1847 and stands on the original banks of the Mississippi River. It offers a relaxed, warm, inviting space with a rustic ambiance. A grand stone fireplace sets off the main area of this charming venue, along with punched tin ceilings and a large built-in dance floor. A newly constructed patio allows seating for 100 guests and space for many more to stand and relax in an outdoor setting. The venue seats up to 350 guests and features a private, fenced parking lot.



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EVENT &
PRODUCTION
SPACE PICTURES

RESIDENTIAL
LOFT PICTURES



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- A three-story 54,250 SF mixed-use historic building on 0.83-acre lot
- Built in 1875; Originally home to A.E. Schmidt Billiards Company
- Currently operating as an event space known as “Beyond Broadway” with a guest capacity up to 350; luxury residential lofts on upper levels
 - **Main Level:** 19,375 sq. ft. includes:
 - 10,000 sq. ft. event space
 - Large, grade-A commercial kitchen with walk-in refrigeration and freezers and 27 ft. hood system. List of equipment available upon request
 - **2nd Level:** Approximately 6,000 sq. ft. includes:
 - 3,000 sq. ft. residential loft with 2 large bedrooms and 2 full baths
 - Currently operates as Airbnb
 - **3rd Level:** Approximately 6,000+/- sf. includes:
 - 3 large bedrooms / 3 baths
 - **Lower Level:** 19,375 sq. ft. for additional storage
- Features include: 2 loading docks, 8x19 ft freight elevator, Fire sprinkler system servicing full building, 2,400 Amp 3-phase electrical service, TPO roof
- Gated parking lot with 49 parking spaces
- Zoned K – unrestricted



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MARKET AERIAL - SOUTH CITY SAINT LOUIS

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