



**THE
STAENBERG
GROUP**
BEYOND DEVELOPMENT™

314.469.7400

THE DISTRICT

4 HANDS BREWING CO

McPhee's
RESTAURANT

THE DISTRICT OF ST. LOUIS

17057 N OUTER 40 RD. CHESTERFIELD, MO 63005

ST. LOUIS' PREMIER ENTERTAINMENT & RETAIL DISTRICT

**COMING
SOON**



HYPER KIDZ!

**DOLCE
NAPOLI**



XTEAM
RETAIL ADVISORS

THE DISTRICT OF ST. LOUIS

DEMOGRAPHICS

PLEASE CONTACT: L³ CORPORATION

REBECCA THESSEN

RICK SPECTOR

314.282.9836 (DIRECT)

314.282.9827 (DIRECT)

314.620.0093 (MOBILE)

314.708.2009 (MOBILE)

RTHESSSEN@L3CORPORATION.COM

RSPECTOR@L3CORPORATION.COM

GO TO:

SITE PLAN

MARKET AERIAL

VISIT METRICS

JAN 1st, 2025 - DEC 31st, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR



2.6 M

VISITORS



1.2 M

VISIT FREQUENCY



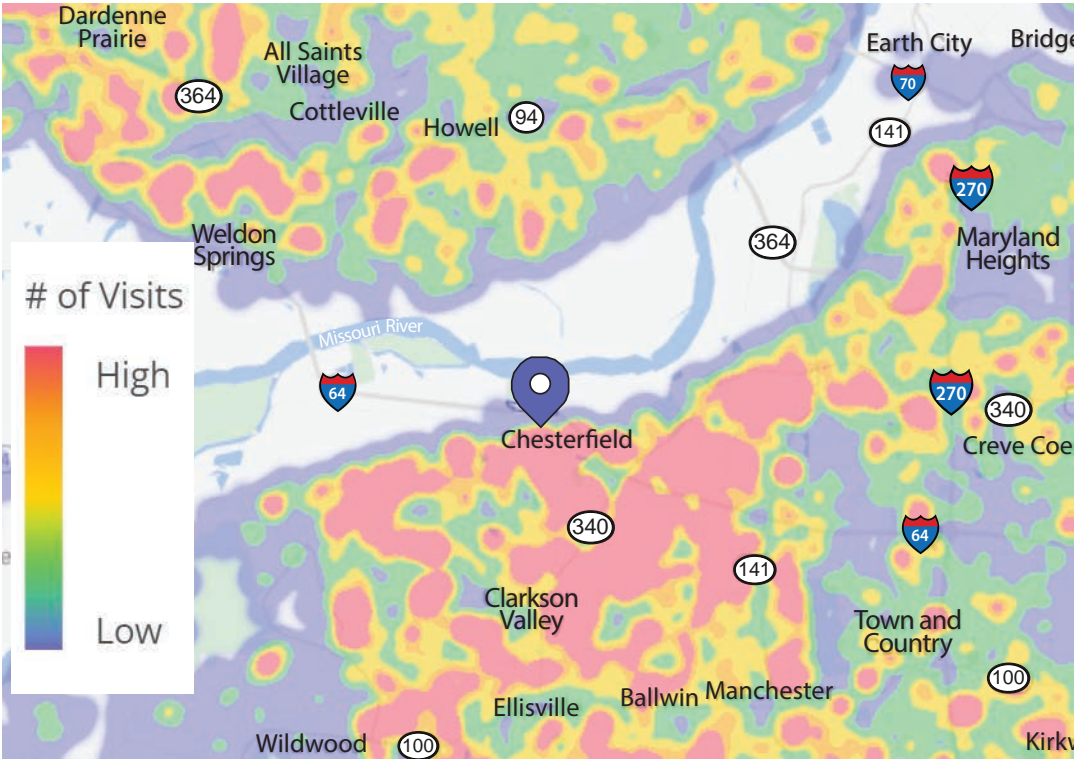
2.12

AVG. DWELL TIME



124 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>3 MILE</u>	<u>10 MILES</u>	<u>20 MILES</u>
		23,862	511,890	1,658,830
HOUSEHOLDS		<u>3 MILE</u>	<u>10 MILES</u>	<u>20 MILES</u>
		9,634	202,722	684,299
AVG HH INCOME		<u>3 MILE</u>	<u>10 MILES</u>	<u>20 MILES</u>
		\$197,014	\$145,020	\$115,946



VIEW & DOWNLOAD:
PLACER.AI REPORT
DEMO REPORT

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THE DISTRICT OF ST. LOUIS

SITE PLAN

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SPACE	TENANT	SF
121	THE REVERIE	15,052 SF
128	AVAILABLE	4,019 SF
130	AVAILABLE	3,002 SF
132	K. ZANDER JEWELRY	1,000 SF
134	AVAILABLE	3,598 SF
135	Y.S RHO MARTIAL ARTS	2,524 SF
136	GAME SHOW BATTLE RMS	3,422 SF
137	SBR BIKES & BREWS	3,962 SF
139	DOLCE NAPOLI	1,954 SF
140	STEVE'S HOT DOGS	2,814 SF
141	4 HANDS BREWERY* FEATURING HI-POINTE	11,500 SF
142	IT'S SUGAR	7,500 SF
144	KORE LAGREE FITNESS	3,455 SF

SPACE	TENANT	SF
145	PADDLE UP	23,000 SF
154	AVAILABLE	1,700 SF
155	AVAILABLE	1,400 SF
172	HOUSE OF PAIN	16,435 SF
189A	AVAILABLE	1,967 SF
189	LIT CIGAR & LOUNGE	5,034 SF
190-192	AT LEASE NEGOTIATIONS	8,742 SF
193-194	AT LEASE NEGOTIATIONS	11,925 SF
196	AT LEASE NEGOTIATIONS	2,260 SF
197	OAXACA - COMING SOON	5,260 SF
205	NAPOLI BROS	4,828 SF
206	NARWHAL'S CRAFTED	3,652 SF

SPACE	TENANT	SF
206A	CANDLE FUSION STUDIO	1,400 SF
207	THE GALLERY	6,004 SF
208	AT LEASE NEGOTIATIONS	1,000 SF
210	AT LEASE NEGOTIATIONS	3,624 SF
212	PHENIX SALON SUITES	6,686 SF
214	AVAILABLE	2,018 SF
215	AVAILABLE	5,998 SF
1	THE FACTORY	52,655 SF
2	HYPER KIDZ	17,919 SF
3	MAIN EVENT	48,559 SF
OP#1	AVAILABLE	4,000 SF
OP#2	AVAILABLE	8,500 SF

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RICOH 360 VIRTUAL SUITE WALK THROUGH

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SUITE	SIZE (SF)	360 TOUR
128	4,019 SF	 [View Tour]
155	1,400 SF	 [View Tour]
189A	1,967 SF	 [View Tour]
190	4,270 SF	 [View Tour]
192	4,472 SF	 [View Tour]

SUITE	SIZE (SF)	360 TOUR
193A	4,875 SF	 [View Tour]
194	4,257 SF	 [View Tour]
196	2,260 SF	 [View Tour]
214	2,018 SF	 [View Tour]
215	5,998 SF	 [View Tour]



Take a Spin Through the Space
Tap for the 360° to Explore the Suite

THE DISTRICT OF ST. LOUIS

PHOTOS & INFORMATION

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- MULTIPLE AVAILABLE SPACES RANGING FROM 1,000 SF TO 20,667 SF
- EXCELLENT OPPORTUNITY FOR RESTAURANTS, BOUTIQUES, AND LIFESTYLE CONCEPTS, TAILORED FOR NATIONAL BRANDS AND LOCAL ENTREPRENEURS ALIKE
- CENTRALLY LOCATED IN CHESTERFIELD, MISSOURI, PART OF ST. LOUIS COUNTY'S PREMIER SUBURBAN HUB
- EXCEPTIONAL ACCESS TO MAJOR ROADWAYS, INCLUDING I-64/US-40, CHESTERFIELD AIRPORT RD, AND NORTH OUTER 40 RD
- THE DISTRICT EXPERIENCED 900,000 VEHICLE VISITORS DURING 2025 (ROUGHLY 2,000,000 PEOPLE FOR 2025)
- THE HUB HOSTS OVER 60 EVENTS A YEAR AND HAD 150,000 UNIQUE VISITORS IN 2025 WHICH IS A 20.8% INCREASE OVER 2024
- CALL BROKER FOR MORE DETAILS

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THE FACTORY

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- 52,000 SF GROUND-UP FACILITY (3,800 CAPACITY)
- A \$32,000,000 BUILDING WITH STATE-OF-THE-ART ACOUSTICS
- VOTED BEST MUSIC VENUE IN ST. LOUIS FOR THREE YEARS IN A ROW
- THE FACTORY HAD 181 PUBLIC SHOWS WHICH SOLD A TOTAL OF 287,000 TICKETS IN 2025 (35% INCREASE OVER 2024)
- OVER 40 CORPORATE AND PRIVATE EVENTS IN 2024
- DRAWING OVER 1,000,000 RESIDENTS WITHIN A 20-MINUTE DRIVE TIME



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MARKET AERIAL

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