



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

THE DISTRICT OF ST. LOUIS

DEMOCRAPHICS

PLEASE CONTACT: L³ CORPORATION

REBECCA THESSEN

RICH SPECTOR

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

RTHESSEN@L3CORPORATION.COM

314.282.9827 (DIRECT)

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RSPECTOR@L3CORPORATION.COM

GO TO:

SITE PLAN

MARKET AERIAL

VISIT METRICS

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

VISITS/YEAR



2.6 M

VISITORS



1.2 M

VISIT FREQUENCY



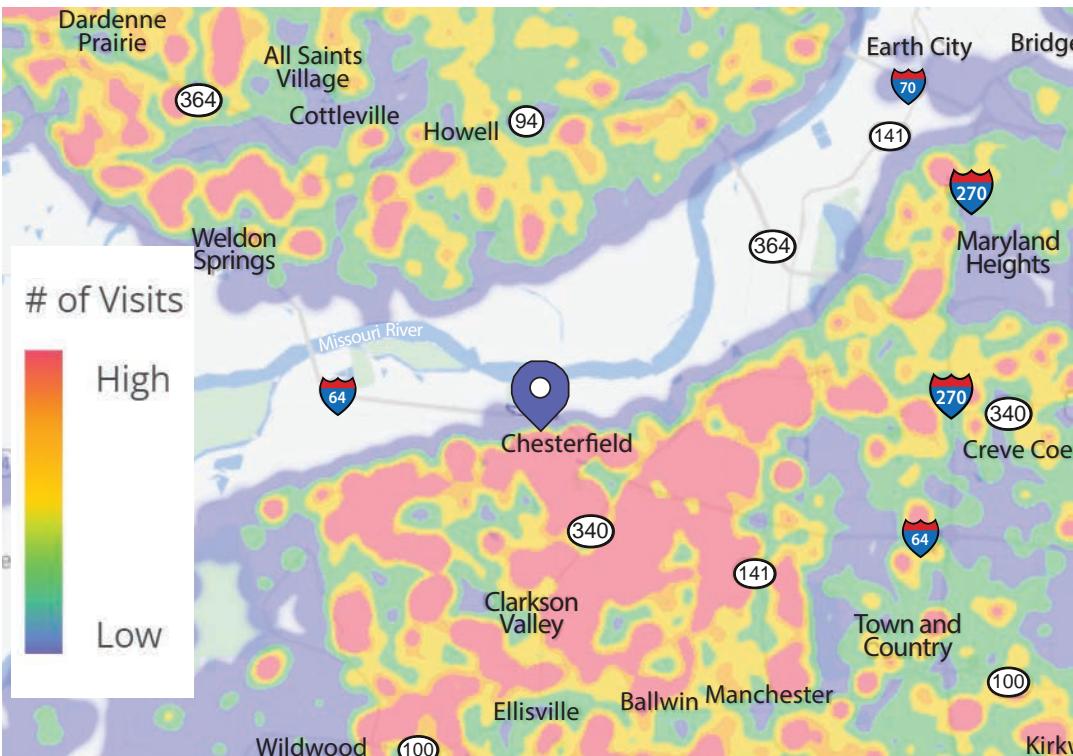
2.12

AVG. DWELL TIME



124 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION



3 MILE

23,862

10 MILES

511,890

20 MILES

1,658,830

HOUSEHOLDS



3 MILE

9,634

10 MILES

202,722

20 MILES

684,299

AVG HH INCOME



3 MILE

\$197,014

10 MILES

\$145,020

20 MILES

\$115,946

VIEW & DOWNLOAD:
PLACER.AI REPORT



DEMO REPORT

THE DISTRICT OF ST. LOUIS

SITE PLAN

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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



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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

THE DISTRICT OF ST. LOUIS

THE FACTORY

- 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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