

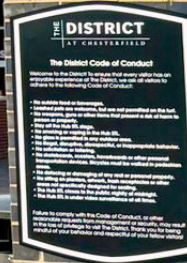


**THE
STAENBERG
GROUP**
BEYOND DEVELOPMENT™

314.469.7400

THE DISTRICT

4 HANDS BREWING CO.



THE DISTRICT OF ST. LOUIS

17057 N OUTER 40 RD. CHESTERFIELD. MO 63005

ST. LOUIS' PREMIER ENTERTAINMENT & RETAIL DISTRICT

XTEAM
RETAIL ADVISORS

THE DISTRICT OF ST. LOUIS

DEMOGRAPHICS

PLEASE CONTACT: L³ CORPORATION

REBECCA THESSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET

RICK SPECTOR

314.282.9827 (DIRECT)





314.708.2009 (MOBILE)

RICK@L3CORP.NET

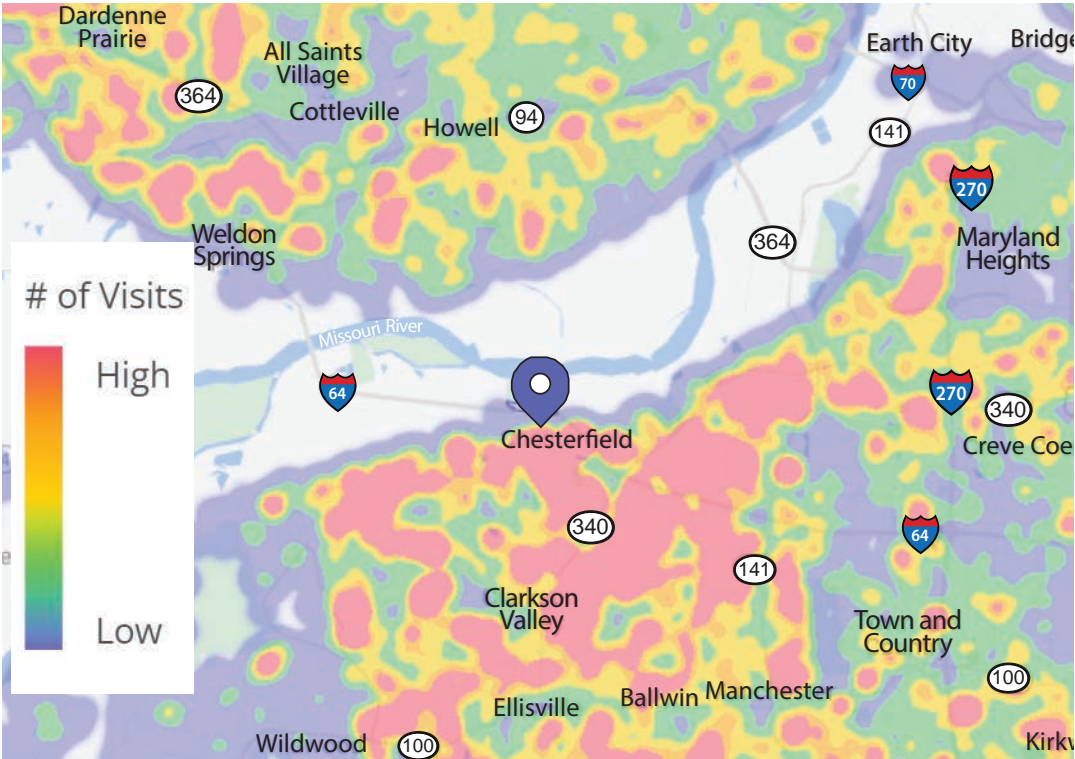
- GO TO:
- SITE PLAN

MARKET AERIAL




VISIT METRICS APRIL 1st, 2024 - MARCH 31st, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
 2.3 M	 1.2 M	 2.01	 123 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

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

THE DISTRICT OF ST. LOUIS

SITE PLAN

PLEASE CONTACT: L³ CORPORATION

REBECCA THESSEN | RICK SPECTOR

314.282.9836 (DIRECT) | 314.282.9827 (DIRECT)

314.620.0093 (MOBILE) | 314.708.2009 (MOBILE)

REBECCA@L3CORP.NET | RICK@L3CORP.NET



SPACE	TENANT	SF
121	THE REVERIE	15,052 SF
128	AVAILABLE	4,019 SF
130	AVAILABLE	3,002 SF
132	AVAILABLE	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	AVAILABLE	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	PERFORMANCE PILATES	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	AVAILABLE	4,270 SF
192	AVAILABLE	4,472 SF
193	AVAILABLE	2,793 SF
193A	AVAILABLE	4,875 SF
194	AVAILABLE	4,257 SF
196	AVAILABLE	2,260 SF
197	OAXACA - COMING SOON	5,260 SF

SPACE	TENANT	SF
205	NAPOLI BROS	4,828 SF
206	NARWHAL'S CRAFTED	3,652 SF
206A	CANDLE FUSION STUDIO	1,400 SF
207	THE GALLERY	6,004 SF
208	ARCH NEMESIS BREWING	1,000 SF
210	AVAILABLE	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	BUILDING M	17,919 SF
3	MAIN EVENT	48,559 SF
OP#1	AVAILABLE	4,000 SF
OP#2	AVAILABLE	8,500 SF

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

THE DISTRICT OF ST. LOUIS

RICOH 360 VIRTUAL SUITE WALK THROUGH

PLEASE CONTACT: L³ CORPORATION

REBECCA THESSEN

RICK SPECTOR

314.282.9836 (DIRECT)







314.282.9827 (DIRECT)







314.620.0093 (MOBILE)

314.708.2009 (MOBILE)

REBECCA@L3CORP.NET

RICK@L3CORP.NET

SUITE	SIZE (SF)	360 TOUR
128	4,019 SF	 [View Tour]
132	1,000 SF	 [View Tour]
139	1,954 SF	 [View Tour]
155	1,400 SF	 [View Tour]
189A	1,967 SF	 [View Tour]
190	4,270 SF	 [View Tour]

SUITE	SIZE (SF)	360 TOUR
192	4,472 SF	 [View 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

PLEASE CONTACT: L³ CORPORATION

REBECCA THESSSEN | RICK SPECTOR

314.282.9836 (DIRECT) | 314.282.9827 (DIRECT)

314.620.0093 (MOBILE) | 314.708.2009 (MOBILE)

REBECCA@L3CORP.NET | RICK@L3CORP.NET



- MULTIPLE AVAILABLE SPACES RANGING FROM 1,400 SF TO 18,498 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 HUB HOSTS OVER 60 EVENTS A YEAR, WITH AN AVERAGE OF 1,000 PEOPLE PER EVENT
- CALL BROKER FOR MORE DETAILS

THE DISTRICT OF ST. LOUIS

THE FACTORY

PLEASE CONTACT: L³ CORPORATION

REBECCA THESSSEN | RICK SPECTOR

314.282.9836 (DIRECT)

314.282.9827 (DIRECT)

314.620.0093 (MOBILE)

314.708.2009 (MOBILE)

REBECCA@L3CORP.NET

RICK@L3CORP.NET

- 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
- IN 2023, THE FACTORY HAD 110 SHOWS (196,000 TICKETS SOLD)
- OVER 40 CORPORATE AND PRIVATE EVENTS IN 2023
- DRAWING OVER 1,000,000 RESIDENTS WITHIN A 20-MINUTE DRIVE TIME



THE DISTRICT OF ST. LOUIS

MARKET AERIAL

PLEASE CONTACT: L³ CORPORATION

REBECCA THESSSEN | RICK SPECTOR

314.282.9836 (DIRECT) | 314.282.9827 (DIRECT)

314.620.0093 (MOBILE) | 314.708.2009 (MOBILE)

REBECCA@L3CORP.NET | RICK@L3CORP.NET



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.