

Jennings Shops – Plaza on the Boulevard

Value-Add Opportunity | NNN Leases

8005 W Florissant Ave., Jennings, MO 63136 (St. Louis MSA)



**OFFERING
MEMORANDUM**



GOMEZGROUP



**CUSHMAN &
WAKEFIELD**



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Jennings Shops – Plaza on the Boulevard

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DEMOGRAPHICS

**Jennings Shops
Plaza on the Boulevard**

8005 W Florissant Ave.
Jennings, MO 63136



GOMEZGROUP

Year Built:

2006

APN:

13G-4-4-026-1

Land:

3.35 Acres
(145,882 SqFt)

Bldg:

±19,918 SqFt

Frontage:

135' on W Florissant
(with 1 curb cuts)

Parking:

60 Surface Spaces





- ❑ 90% Occupied with All Tenants on NNN Leases
- ❑ Offered Free & Clear of Existing Financing
- ❑ Strategically Located in a Dense Retail Hub
- ❑ City Gear Sales of \$3MM in 2024
- ❑ City Gear Ranked in 93rd Percentile Nationwide for Visits with 48.8K Visits in Foot Traffic in 2024 and 2025, per Placer.ai
- ❑ Densely Populated Infill; High Barriers to Entry with a Population of +255,500 in 5 Mile Radius

- ❏ Excellent Visibility and Access at a Major Signalized Intersection

- ❏ Part of Buzz Westfall Plaza on the Boulevard Shopping Center, Ranked in the 91st Percentile for Local Visits within 15 Mile Radius with 3MM Visits per Year, per Placer.ai

- ❏ Less than 2 Miles from I-70 (78,670 VPD)

- ❏ Dominant Grocer Shadow Anchor Schnucks Ranks in 94th Percentile Nationwide and 97th Percentile in Missouri for Visits with 1.1MM Annual Visits, per Placer.ai

▶ WATCH PROPERTY VIDEO

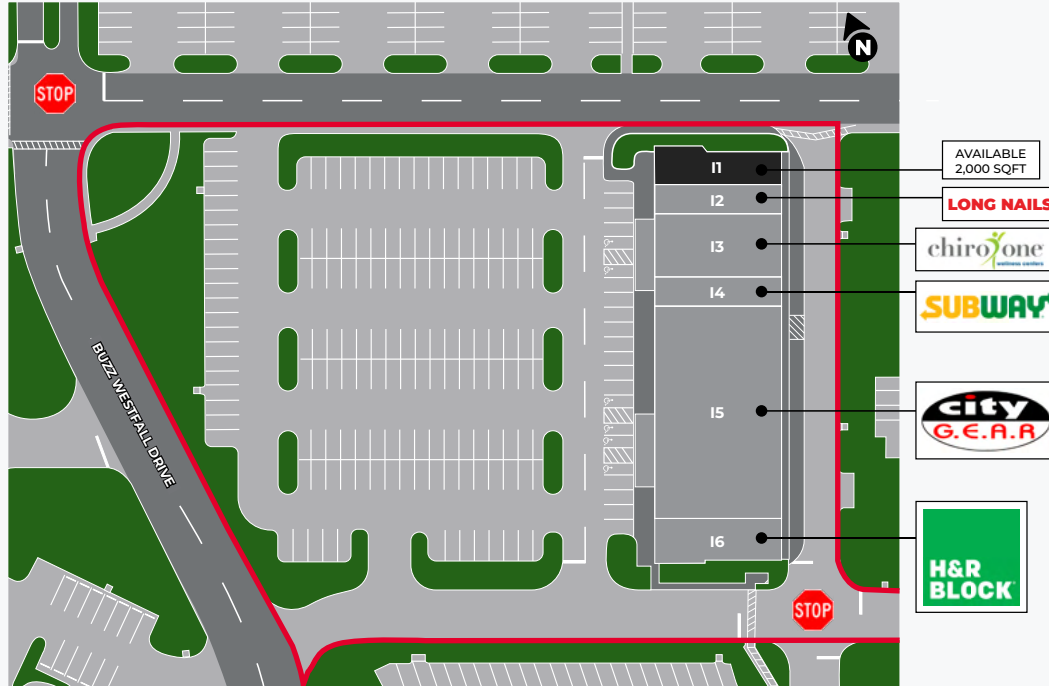


- 📍 Dual Grocery Shadow Anchored Retail Center with Schnucks, ALDI, Goodwill, Sonic, DaVita Dialysis, Wendy's and Foot Locker
- 📍 Adjacent to Copeland's Corporate HQ with ±18,000 Employees Globally
- 📍 Densely Populated Residential Area with +4,000 Multi-Family Homes Combined in 2 Mile Radius
- 📍 Less than 6.6 Miles from St. Louis Lambert International Airport, Serving Over 15.9MM Passengers in 2024

▶ WATCH PROPERTY VIDEO



► SITE PLAN



**JENNINGS SHOPS – PLAZA
ON THE BOULEVARD**

SUITE	TENANTS	AREA
I1	AVAILABLE	2,000
I2	LONG NAILS	1,600
I3	CHIRO ONE WELLNESS CENTER (DARK)	3,200
I4	SUBWAY	2,118
I5	CITY GEAR	9,000
I6	H&R BLOCK	2,000





PARK RIDGE APARTMENTS
336 Units

Public Storage

2024 & 2025 COMMERCIAL

VERSAILLES APARTMENTS
100 Units

OAKMONT TOWNHOMES
184 Units

PARK NORTH STL APARTMENTS
447 Units

COPELAND HEADQUARTERS
Over 18,000 Employees Globally

20,250 VPD
W FLORISSANT AVE

414 Units
RENEWAL HEIGHTS APARTMENTS

Schnucks

Furniture FOR LESS

FAMILY DOLLAR

Foot Locker

9
Broadband

BURGER KING

cricket
wireless

China King

Rainbow

GameStop

HIBBETT
SPORTS

ALDI

ALLIANCE

Wendy's

JENNINGS SHOPS PLAZA ON THE BOULEVARD
8005 W. Florissant Ave., Jennings, MO 63136

Davita

BUZZ WESTFALL DR

SONIC
American Drive-In

CHASE

T

PNC

34,473 VPD
LUCAS-HUNT RD





DOWNTOWN ST. LOUIS
10.7 Miles

NORTHERN VILLAGE
606 Units

LEGENDS AT PASADENA HILLS
324 Units

BENTWOOD TOWNHOMES
198 Units

NORWOOD-REDFIELD APARTMENTS
360 Units

NORWOOD HILLS COUNTRY CLUB

TS LOVE
LIVING STATE

VSK Jiu Jitsu

carx
TIRE & AUTO X

TOPIC REALTY

20,250 VPD
W FLORISSANT AVE

34,473 VPD
LUCAS-HUNT RD

PNC

T



Wendy's

ALLIANCE
FOOT LOCKER



CHASE

BUZZ WESTFALL DR

JENNINGS SHOPS
PLAZA ON THE BOULEVARD
8005 W. Florissant Ave., Jennings, MO 63136

China King

SONIC
America's Drive-In

ALDI

BUZZ WESTFALL PLAZA
ON THE BOULEVARD

3MM VISITS PER YEAR,
PER PLACER.AI

cricket
FOOT LOCKER



**JENNINGS SHOPS
PLAZA ON THE BOULEVARD**

8005 W. Florissant Avenue
Jennings, MO 63136

 RENEWAL HEIGHTS APARTMENTS
414 Units

 OAKMONT TOWNHOMES
184 Units

 LAUREL PARK APARTMENTS
352 Units

 VERSAILLES APARTMENTS
100 Units

 WOODKNOLL TOWNHOMES
150 Units

 PARK RIDGE APARTMENTS
336 Units

 PARK NORTH
STL APARTMENTS
441 Units


 KOENEMAN PLACE APARTMENTS
102 Units


 CARMEL HILLS
86 Units

 ELTA ROSE APARTMENTS
80 Units

 WINDFALL TRACE
46 Units

 JENN STATION APARTMENTS
128 Units

 SHANNON FOX APARTMENTS
46 Units

 TYRELL PLACE APARTMENTS
60 Units

 BENTWOOD TOWNHOMES
198 Units

 LEGENDS AT
PASADENA HILLS
24 Units

 NORTHERN VILLAGE
604 Units

 NORWOOD-REDFIELD APARTMENTS
360 Units

170
70
104,786 VPD
78,670 VPD



The Boeing Company
9.4 Miles
±16,000 Employees

St. Louis Lambert International Airport
6.6 Miles
Over 15.9MM Passengers in 2024



Berkeley High School
±3,200 Students



CLAYCO

Hilton Garden Inn

JMC DONUTS

University of Missouri-St. Louis
±14,751 Average Annual Student Enrollment



Park Ridge Apartments
336 Units

Northwest Pipe Company



BUZZ WESTFALL PLAZA ON THE BOULEVARD
3MM Visits per Year, per Placer.ai

Lutheran North
MIDDLE & HIGH SCHOOL

Legends at Pasadena Hills
324 Units

Norwood-Redfield Apartments
360 Units



NORMANDY SHOPPING CENTER
McDonald's
Walgreens
Denn Station
East Coast Super

Versailles Apartments
100 Units

Oakmont Townhomes
184 Units

Laurel Park Apartments
352 Units

POPEYES

Woodknoll Townhomes
150 Units

Park North STL Apartments
441 Units

Renewal Heights Apartments
414 Units

Carmel Hills
86 Units

Windfall Trace
46 Units



T Mobile

Bentwood Townhomes
198 Units

Northen Village
606 Units



Schuler's Furniture Services

Checkers Rally's

PARADISE BEAUTY

F & G Foods



JENNINGS SHOPS PLAZA ON THE BOULEVARD
CITY GEAR LONG NAILS chiroOne
SUBWAY H&R BLOCK

Koenehan Place Apartments
102 Units

Elta Rose Apartments
80 Units

Jenn Station Apartments
128 units

Shannon Fox Apartments
46 Units

Tyrell Place Apartments
60 Units



JENNINGS SHOPPING CENTER
2.1 MILES

Little Caesars AutoZone
Walgreens WASHWAX LESS



DOLLAR GENERAL



367



MISSISSIPPI RIVER



THE BOEING COMPANY
9.4 Miles
±16,000 Employees



CHRISTIAN HOSPITAL
5.3 Miles
Over 1,800
Healthcare Professionals



**ST. LOUIS LAMBERT
INTERNATIONAL AIRPORT**
6.6 Miles
Over 15.9MM Passengers in 2024



**UNIVERSITY OF
MISSOURI-ST. LOUIS**
3 Miles
±14,751 Average Annual
Student Enrollment



**JENNINGS SHOPS
PLAZA ON THE BOULEVARD**

8005 W. Florissant Avenue
Jennings, MO 63136



WASHINGTON UNIVERSITY
7.0 Miles
±16,399 Average Annual
Student Enrollment



ST. LOUIS ZOO
15 Miles
+3MM Annual Visitors

DOWNTOWN ST. LOUIS

ILLINOIS

70

270

270

170

64

70

55

64

LONG NAILS**SUBWAY****H&R BLOCK**

TENANT	LEASE TYPE	AREA (SF)	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS	NOTES
AVAILABLE		2,000								
LONG NAILS	NNN	1,600	06/01/2006	01/31/2029	\$45,200	\$28.25	\$46,556	06/26 @ \$29.10 06/27 @ \$29.97 06/28 @ \$30.87		
CHIRO ONE WELLNESS CENTER (DARK)	NNN	3,200	01/01/2024	01/31/2034	\$70,400	\$22.00	\$76,800	02/29 @ \$24.00	THREE 5-YEAR OP 1 @ \$26.62 OP 2 @ \$29.28 OP 3 @ \$32.21	5% CAM CAP
SUBWAY	NNN	2,118	05/01/2012	07/31/2032	\$32,151	\$15.18	\$32,794	05/26 @ \$15.48 05/27 @ \$15.79 05/28 @ \$16.11 05/29 @ \$16.43 05/30 @ \$16.76 05/31 @ \$17.10 05/32 @ \$17.44		
CITY GEAR (HIBBETT SPORTS)	NNN	9,000	01/01/2007	08/31/2028	\$216,000	\$24.00			ONE 5-YEAR @ \$25.00	4% CAM CAP
H&R BLOCK	NNN	2,000	10/01/2006	04/30/2027	\$55,345	\$27.67	\$56,452	10/26 @ \$28.23		
TOTALS		19,918	100%		\$419,096		\$212,602			
OCCUPIED		17,918	89.96%							
PENDING TENANTS		2,000	10.04%							

INCOME

BASE RENT	\$419,096
CAM	\$54,270
INS	\$9,120
TAX	\$83,659
MGMT FEE	\$21,439
ADMIN FEE	\$8,214
TOTAL REVENUE	\$595,798

EXPENSES

CAM	-\$60,327
INS	-\$10,138
TAX	-\$92,997
MGMT FEE (4% EGR)	-\$23,832
TOTAL OPEX	-\$187,294

NOI**\$408,504**

NOI
\$408,504



Cap Rate
8.50%



Price
\$4,806,000



Price/ft Land
\$33



Price/ft Bldg.
\$241





City Gear, founded in 1978 and headquartered in Memphis, Tennessee, is a specialty retailer of athletic-inspired apparel and footwear with about 193 standalone locations across 15 states in the U.S. The company was acquired by Hibbett Sports (now Hibbett, Inc.) in 2018, expanding Hibbett’s reach into urban markets. Hibbett itself, founded in 1945 and headquartered in Birmingham, Alabama, operates more than 1,100 stores nationwide with a workforce of around 12,500 employees. Today, Hibbett is a subsidiary of JD Sports, a global sports-fashion retailer, making City Gear part of a larger international portfolio. Hibbett Sports has been recognized for its strong partnerships with major brands like Nike, Jordan, and Adidas. With net sales of roughly \$1.7B in fiscal year 2024, the company is pursuing growth through expansion into underserved U.S. markets, investment in e-commerce, and the development of stronger customer loyalty programs.



Founded in 1955, H&R Block is a publicly traded U.S. tax preparation company (NYSE: HRB) headquartered in Kansas City, Missouri. The firm employs approximately 4,300 people worldwide and serves millions of clients through more than 12,000 offices globally—about 8,600 of which are located in the U.S.—as well as through its digital tax software. Historically, H&R Block has expanded its financial services offerings through acquisitions such as TaxACT in 2010 and Wave Financial (Wave HQ Inc.) in 2019, though its recent strategy has shifted toward strengthening digital DIY tax solutions and small business services. The company reported \$3.8B in revenue for fiscal year 2025.

Widely recognized as a pioneer in the tax preparation industry, H&R Block consistently ranks among the top providers in consumer surveys and was named to Forbes’ “Best Workplaces in Financial Services & Insurance” in both 2024 and 2025. Looking ahead, the company’s growth plan emphasizes digital innovation, enhanced e-commerce platforms, and expanded customer loyalty programs, while continuing to invest in its extensive retail presence.



Subway was founded in 1965 in Bridgeport, Connecticut by Fred DeLuca and Peter Buck, and today is headquartered in Shelton, Connecticut. The company operates as a privately held, private equity-backed chain with over 37,000 restaurants worldwide, making it one of the largest quick-service brands globally with a global workforce of approximately 300,000. This multinational fast-food franchise is known for its customizable wraps, submarine sandwiches, and salads. In April 2024, Subway was acquired by Roark Capital, the private equity firm behind other major food brands such as Dunkin' and Baskin Robbins, solidifying its position as a private equity-owned enterprise.

Over the past three years, Subway has signed 25 master franchise agreements, committing to the opening of 10,000 new locations in the coming years. In 2024, Subway reported \$9.5B in U.S. system sales and was ranked #4 in the Best Sandwich or Sub Shop category of the 2025 *Readers' Choice Awards*. Looking forward, the company's growth strategy emphasizes international expansion, menu innovation—including upgraded bread and footlong desserts—and enhanced loyalty offerings through the relaunched Sub Club program.

LONG NAILS

Long Nails is a premier luxury nail salon offering high-end products and an extensive menu of services, including manicures, pedicures, and nail extensions. Designed to embody first-class standards, the spa emphasizes comfort, wellness, beauty, and overall health.

JENNINGS, MISSOURI

Jennings, Missouri is a small city in St. Louis County and part of the St. Louis, MO-IL Metropolitan Statistical Area (MSA). With an estimated population of about 13,000 residents in 2025, Jennings has historically been a working-class community, with its economy largely supported by retail trade, healthcare, and social assistance, while many residents commute into St. Louis for employment. The most common occupations include sales, healthcare support, and administrative roles. Primarily a residential suburb, Jennings benefits from its location near Interstate 70 and Highway 367, offering convenient access to the greater St. Louis area. This central positioning provides residents and visitors with easy connectivity to shopping centers, entertainment venues, and job opportunities throughout the metro region.

[▶ WATCH PROPERTY VIDEO](#)



ST. LOUIS, MISSOURI

St. Louis, Missouri—often called the “Gateway to the West”—is the principal city of the St. Louis, MO–IL Metropolitan Statistical Area (MSA), which has a population of about ±2.8MM, while the city itself is home to roughly 270,000 residents. Known for the Gateway Arch, its historic role in westward expansion, and its vibrant sports and cultural scene, St. Louis blends a rich legacy with modern innovation, making it a dynamic place to live, work, and visit. The city’s economy is powered by healthcare, education, aerospace, financial services, manufacturing, logistics, and biotechnology, with major employers such as BJC HealthCare, Washington University, and Boeing. St. Louis also thrives as a hub for startups and innovation, particularly within the Cortex Innovation Community, which fosters advancements in technology and biosciences.

Tourism contributes an estimated \$5.8B annually to St. Louis’s economy, fueled by attractions such as Forest Park, professional sports teams including the Cardinals (MLB), Blues (NHL), and CITY SC (MLS), and a thriving convention industry. The city has earned recognition for its innovative districts, cultural institutions, and affordability, consistently ranking among the nation’s most livable metros. In 2025, Redfin named St. Louis the #3 most affordable U.S. city, while WalletHub ranked it #13 for entertainment, nightlife, and cost of living. With ongoing housing developments in surrounding suburbs and its position as a regional hub for business, healthcare, and entertainment, St. Louis continues to balance historic challenges with new opportunities for sustainable growth.

 [WATCH PROPERTY VIDEO](#)

► POPULATION

1
MILE

3
MILE

5
MILE

2024 Population	12,990	108,048	255,501
2029 Population Projection	13,240	108,307	254,887
Annual Growth 2024-2029	0.4%	0%	0%
Median Age	34.1	38.5	38.5
Bachelor's Degree or Higher	6%	13%	16%
U.S. Armed Forces	0	25	128

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

2024 Households	5,351	44,700	104,972
2029 Household Projection	5,453	44,786	104,667
Annual Growth 2024-2029	0.4%	0%	-0.1%
Owner Occupied Households	1,794	21,285	50,885
Renter Occupied Households	3,660	23,501	53,783
Avg Household Size	2.4	2.3	2.3
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending (\$)	\$86.1MM	\$863.9MM	\$2.2B

▶ INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$34,816

\$46,681

\$52,817

Median Household Income

\$26,428

\$36,348

\$40,018

▶ HOUSING

Median Home Value

\$55,225

\$71,905

\$85,014

Median Year Built

1959

1955

1955



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