



# THE DISTRICT OF ST. LOUIS

## DEMOGRAPHICS

PLEASE CONTACT: L<sup>3</sup> CORPORATION

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GO TO:

**SITE PLAN**

**MARKET AERIAL**

## VISIT METRICS

JAN 1<sup>st</sup>, 2025 - DEC 31<sup>st</sup>, 2025 ● DATA PROVIDED BY PLACER

VISITS/YEAR



2.6 M

VISITORS



1.2 M

VISIT FREQUENCY



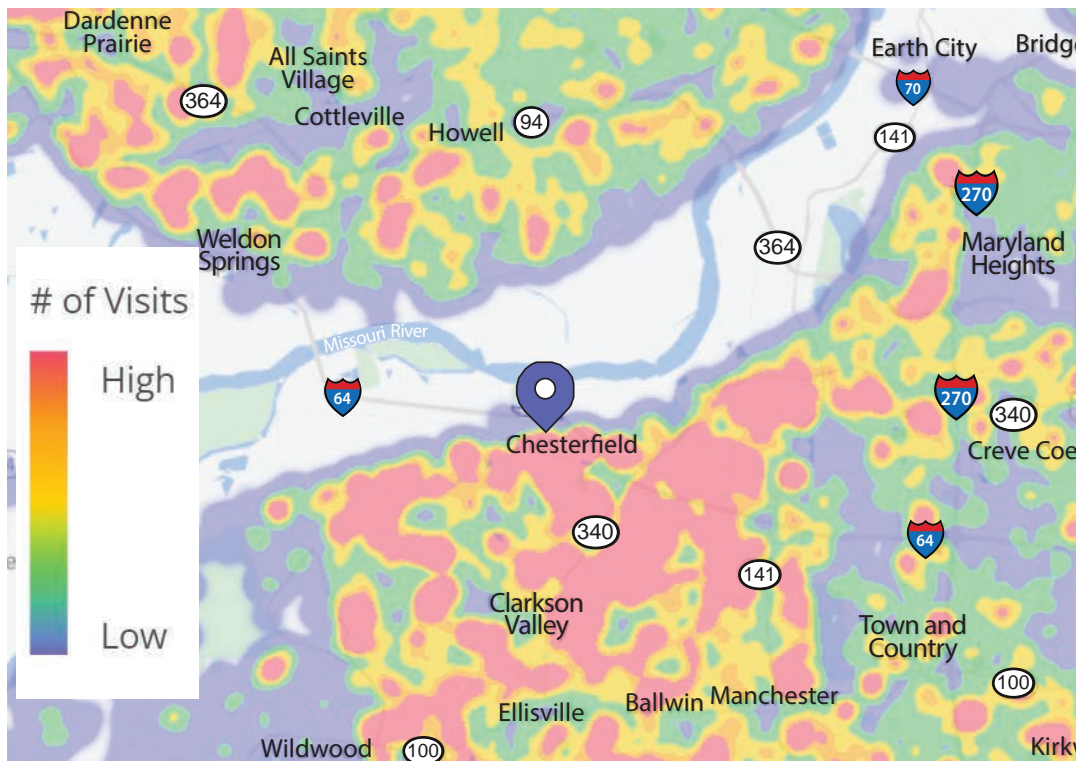
2.12

AVG. DWELL TIME



124 MIN

## HEAT MAP ● PER PLACER.AI



## POPULATION ANALYSIS

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

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## 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

SPACE	TENANT	SF
142	IT'S SUGAR	7,500 SF
144	KORE LAGREE FITNESS	3,455 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	FIVE IRON GOLF	8,742 SF
193-194	AT LEASE NEGOTIATIONS	10,390 SF
196	AT LEASE NEGOTIATIONS	3,795 SF
197	OAXACA	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
208-210	THE MINIFIG SHOP	4,625 SF
212-214	PHENIX SALON SUITES	8,704 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]
193A	4,875 SF	 [View Tour]

SUITE	SIZE (SF)	360 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

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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



