



**THE
STAENBERG
GROUP**
BEYOND DEVELOPMENTSM

314.469.7400

THE DISTRICT

4 HANDS BREWING CO

Mr. Pesto
RESTAURANT

THE DISTRICT OF ST. LOUIS

17057 N OUTER 40 RD. CHESTERFIELD, MO 63005

ST. LOUIS' PREMIER ENTERTAINMENT & RETAIL DISTRICT

COMING SOON!



HYPER KIDZ!



FIVE IRON GOLF

**DOLCE
NAPOLI**



SKINSPA
SKIN • BEAUTY • WELLNESS

**NARA
STL
SUSHI**

ZANIES
COMEDY NIGHT CLUB



XTEAM
RETAIL ADVISORS

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)

RTHESSSEN@L3CORPORATION.COM

RSPECTOR@L3CORPORATION.COM



SPACE	TENANT	SF
121	THE REVERIE	15,052 SF
128	AVAILABLE	4,019 SF
130	AT LEASE NEGOTIATIONS	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	SKINSPA	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	ZANIES	10,390 SF
196	NARA STL SUSHI	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

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

VIRTUAL WALKTHROUGH & DEMOS

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Take a Spin Through the Space
Click for a 360° Walkthrough
and Explore the Suites

SUITE	SIZE (SF)	360 TOUR
128	4,019 SF	 [View Tour]
130	3,002 SF	 [View Tour]
134	3,598 SF	 [View Tour]
189A	1,967 SF	 [View Tour]
215	5,998	 [View Tour]

POPULATION ANALYSIS

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

VIEW & DOWNLOAD:
DEMO REPORT



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 DISTRICT OF ST. LOUIS

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



THE DISTRICT OF ST. LOUIS

MARKET AERIAL

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