

4 MILES FROM
ST. LOUIS
LAMBERT INTERNATIONAL
AIRPORT

67

MIDLAND BLVD 18,856 VPD

US 67 19,210 VPD

NET LEASE PROPERTY FOR SALE OR LEASE

Vacant Denny's | St. Louis, MO

11266 MIDLAND BLVD, ST. LOUIS, MO 63114

Marcus & Millichap
PAINE RESTAURANT GROUP

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAG0060472

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap
PAINE RESTAURANT GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

**VACANT DENNY'S |
ST. LOUIS, MO**

Net Lease Property For Sale or Lease

Exclusively Listed by

Sam Noe

Nationwide Restaurant Property Advisor

Dallas Office

P: 972-755-5208

Sam.Noel@marcusmillichap.com

License: TX 787590

Marcus & Millichap
PAINE RESTAURANT GROUP

**VACANT DENNY'S |
ST. LOUIS, MO**

Net Lease Property For Sale or Lease

Table of Contents

6	SECTION 1 EXECUTIVE SUMMARY
10	SECTION 2 PROPERTY INFORMATION
17	SECTION 3 MARKET OVERVIEW

SEC. 1 VACANT DENNY'S | ST. LOUIS, MO

Executive Summary

- Property Summary
- Tenant Profiles
- Traffic Counts

PROPERTY SUMMARY

Net Lease Property For Sale or Lease

Building Size: 3,650 SF

Lot Size: 1 Acre

Year Built: 2000

Marcus & Millichap is pleased to offer for sale the vacant Denny's located at 11266 Midland Boulevard in St. Louis, Missouri. This freestanding building will be delivered vacant at the close of escrow, providing immediate flexibility for new ownership to occupy, renovate, or reposition the asset for various retail, restaurant, or service-based uses. The availability of a recognizable, second-generation restaurant facility presents a rare opportunity for an owner-operator to secure a move-in-ready space with minimal disruption and redevelopment delays.

The property is situated in the heart of a high-density residential and employment corridor within the St. Louis metropolitan area. Located at a prominent intersection, it benefits from a combined daily traffic volume of nearly 20,000 vehicles. Demographically, the site lies within one of St. Louis's most densely populated suburban zones, with over 92,000 residents within a three-mile radius. This population density supports a wide range of retail, foodservice, and essential service uses, particularly those that benefit from repeat local visitation and high visibility from passing traffic. Additionally, the property is just 15 minutes east of St. Louis Lambert International Airport. In 2024 alone, St. Louis Lambert served nearly 15.95 million passengers, marking the highest traffic level in over two decades and a 7.1 percent year-over-year increase. Businesses in the airport trade area benefit from steady demand driven by travelers, airport employees, logistics providers, rental car services, and business professionals seeking food and service options while in transit.

Do Not Disturb Tenant

Marcus & Millichap
PAINE RESTAURANT GROUP



Property Highlights

- Vacant Owner-User Opportunity | Deliverable as Vacant Upon Close of Escrow
- Dense Residential and Employment Corridor with Three-Mile Population of Over 92,000 Residents
- Prime Signalized Hard Corner with Excellent Visibility Along US-67 (12,000+ VPD) and Midland Boulevard (7,000+ VPD)
- Located Strategically Between Several St. Louis Neighborhoods (Maryland Heights, St. Ann, Overland, Breckenridge Hills and St. John)
- Located within 15 Minutes of St. Louis International Airport | Over 15 Million Passengers Annually

Desired Lease Terms

- Lease Type: NNN
- Lease Length: 10-15 Years
- Tenant: Corporate Guarantee or Strong Financial Desired from Tenant
- Asking Rate: \$25/SF

TRAFFIC COUNTS

Net Lease Property For Sale or Lease



Traffic Counts: US-67 & Midland Blvd

This property has frontage along US-67, a major north-south route in St. Louis, with an average daily traffic count of 12,398 vehicles. The intersecting street, Midland Boulevard, sees an additional 7,002 vehicles per day. Located at a prominent signalized hard corner, the site offers excellent visibility and accessibility, benefiting from steady traffic throughout the day. This high-exposure location attracts consistent patronage from both local residents and pass-through travelers.

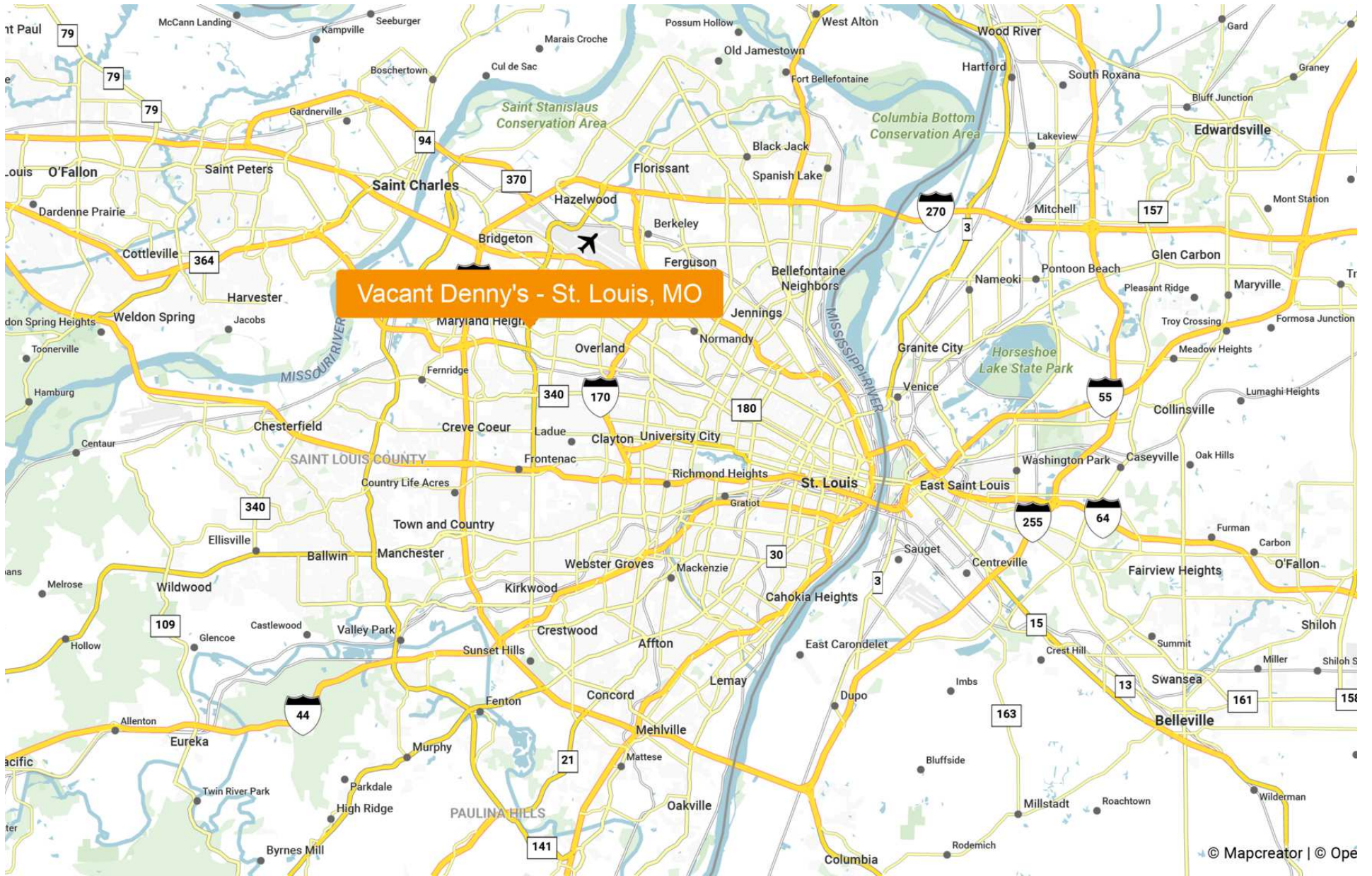
SEC. 2 VACANT DENNY'S | ST. LOUIS, MO

Property Information

- Regional Map
- Local Map
- Retailer Map
- Aerial Map
- Property Photos

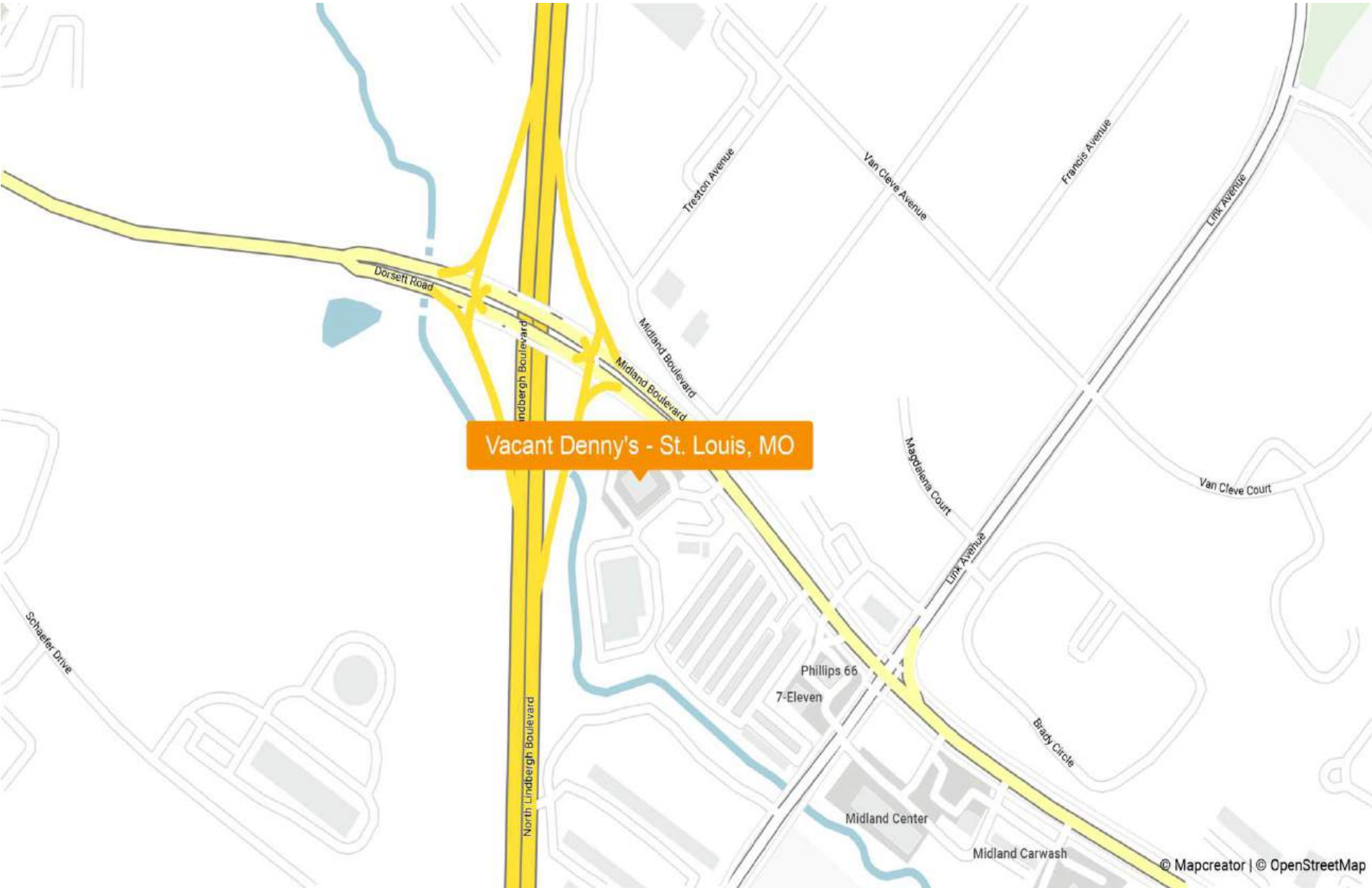
REGIONAL MAP

Net Lease Property For Sale or Lease



LOCAL MAP

Net Lease Property For Sale or Lease



Vacant Denny's - St. Louis, MO

RETAILER MAP

Net Lease Property For Sale or Lease



AERIAL MAP

Net Lease Property For Sale or Lease



AERIAL MAP

Net Lease Property For Sale or Lease



PROPERTY PHOTOS

Net Lease Property For Sale or Lease



PROPERTY PHOTOS

Net Lease Property For Sale or Lease



SEC. 3 VACANT DENNY'S | ST. LOUIS, MO

Market Overview

- Market Overview
- Demographics

MARKET OVERVIEW

Net Lease Property For Sale or Lease

ST. LOUIS

Known for its iconic Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun. St. Louis is the most populous county, with 992,100 people. The city of St. Louis contains around 307,000 citizens and is the only city in the metro with a population of more than 100,000 residents. In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The \$1.7 billion 97-acre campus is set to be completed in 2025. St. Louis is also home to the Federal Reserve Bank of St. Louis.

METRO HIGHLIGHTS



CENTRAL LOCATION

The central U.S. location and Mississippi River accessibility allow for fast access to markets, both domestically and internationally.



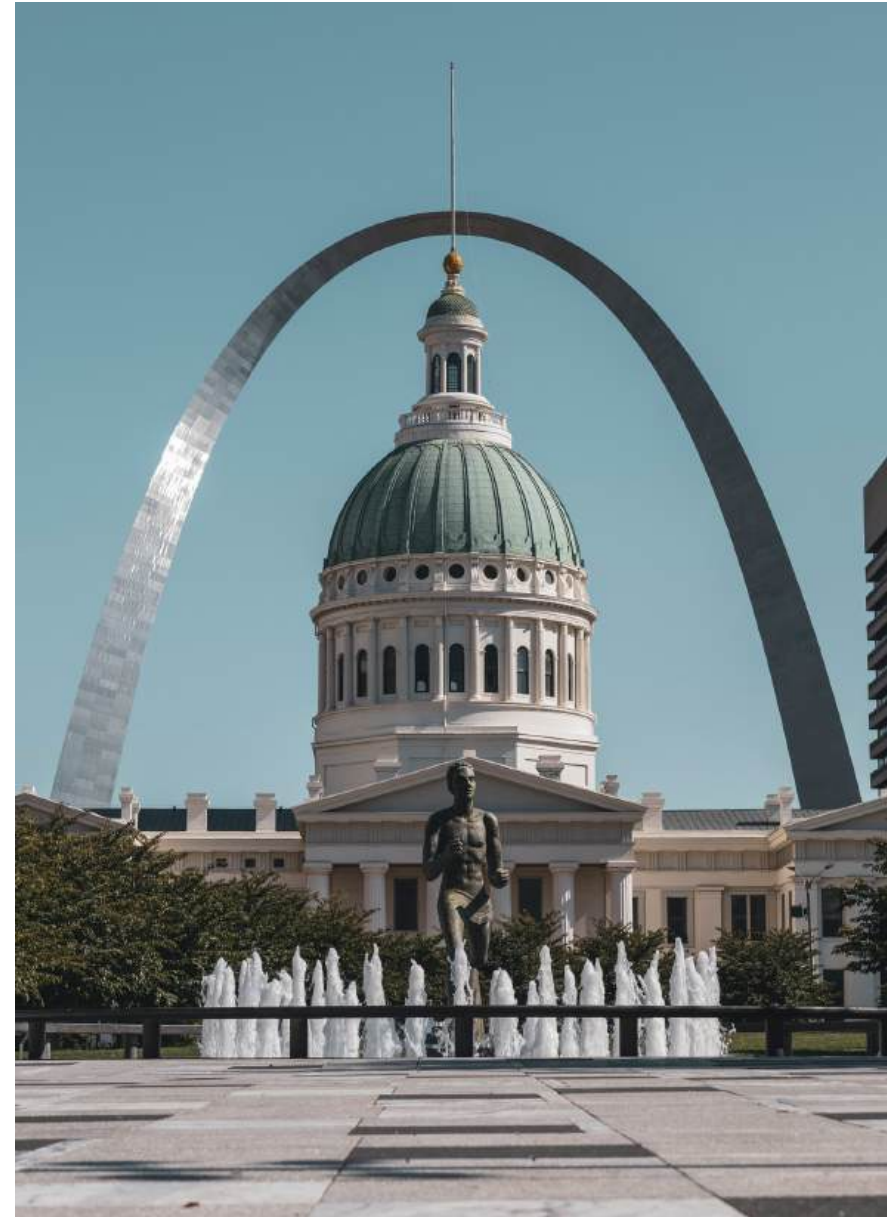
EXCELLENT TRANSPORTATION SYSTEM

The St. Louis metro has extensive freight, rail, air and sea transportation systems, facilitating the shipping and distribution of goods worldwide. Additionally, the light rail system offers public transportation to the airport.



AFFORDABLE COST-OF-LIVING

Home prices are substantially below other large markets in Midwestern states, as well as the overall U.S. average.

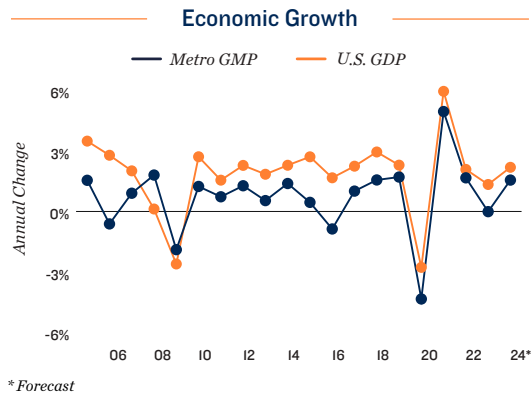


MARKET OVERVIEW

Net Lease Property For Sale or Lease

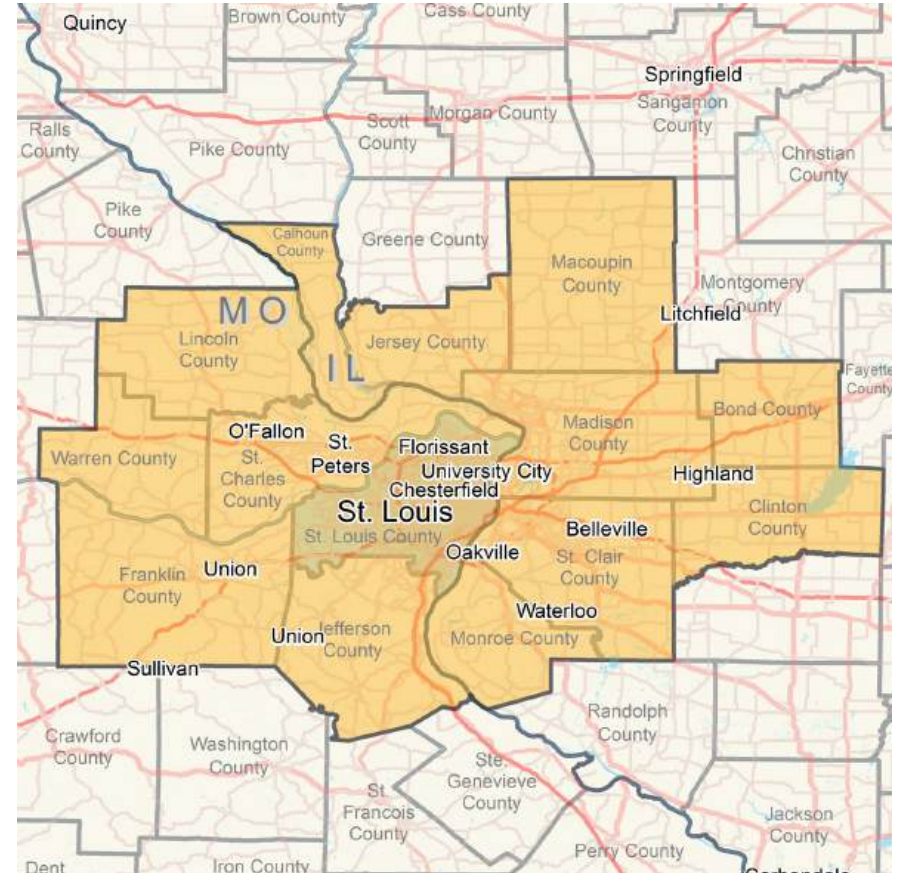
ECONOMY

- St. Louis is highly ranked for its logistics infrastructure, bolstered by its central location and easy access to major waterways. It is a significant inland port.
- The region is emerging as a large financial services center, with seven Fortune 500 companies headquartered there: Centene Corp., Emerson Electric, Reinsurance Group of America, Jones Financial, Olin, Ameren and Graybar Electric.
- Government entities pursue business developments and provide resources for startups, along with incubators, with guidance and low-cost office and lab space.

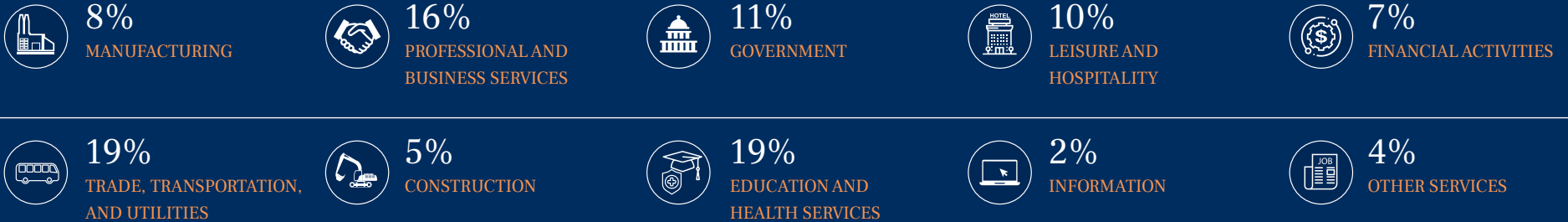


MAJOR AREA EMPLOYERS

- Boeing
- Firestone Holdings LLC
- Essence Healthcare Inc.
- Saint Louis University
- Heartland Coca-Cola Bottling Co.
- World Wide Technology Int'l LLC
- Golden Gate Capital
- American Insurance Company
- Barnes-Jewish Hospital
- General Motors LLC



SHARE OF 2023 TOTAL EMPLOYMENT



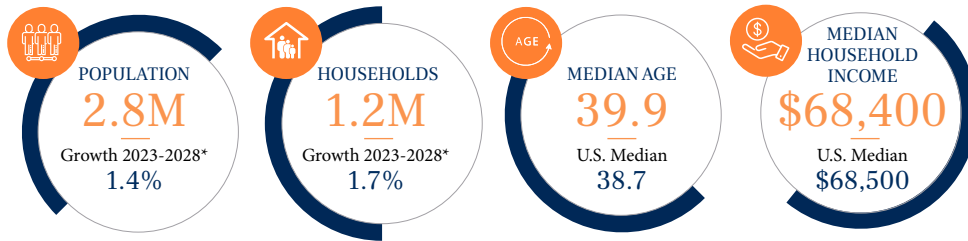
Note: Figures are rounded to nearest whole percentage point

MARKET OVERVIEW

Net Lease Property For Sale or Lease

DEMOGRAPHICS

- The metro is expected to see population growth over the next five years, supporting steady household formation with an approximate 20,400 additions.
- A median home price below the national level has produced a homeownership rate of over 70 percent, which is well above the national rate of 64 percent.
- Roughly 33 percent of residents hold a bachelor's degree or higher; 14 percent have also earned a graduate or professional degree.



2023 POPULATION BY AGE



QUALITY OF LIFE

The metro boasts numerous public and private golf courses, more than 100 parks, 200 miles of trails and the Gateway Arch National Park. Many of St. Louis' top attractions — including the Saint Louis Zoo, the Saint Louis Art Museum, the Missouri History Museum and the Municipal Opera — are located in Forest Park. The park features golf courses and athletic fields. The St. Louis Cardinals and the St. Louis Blues are housed in nearby downtown. Lake of the Ozarks is within driving distance, offering destinations for hunting, fishing, camping, hiking and spelunking. There are more than 40 colleges, universities and technical schools in the metro, enrolling around 200,000 students a year. Washington University in St. Louis is highly ranked among U.S. universities.

SPORTS

- Baseball | **MLB** | ST. LOUIS CARDINALS
- Ice Hockey | **NHL** | ST. LOUIS BLUES
- Soccer | **MLS** | ST. LOUIS CITY SC
- Football | **UFL** | ST. LOUIS BATTLEHAWKS
- Basketball | **NCAA** | SAINT LOUIS BILLIKENS

EDUCATION

- UNIVERSITY OF MISSOURI — ST. LOUIS
- SAINT LOUIS UNIVERSITY
- WASHINGTON UNIVERSITY
- WEBSTER UNIVERSITY
- HARRIS-STOWE STATE UNIVERSITY
- ST. LOUIS COMMUNITY COLLEGE

ARTS & ENTERTAINMENT

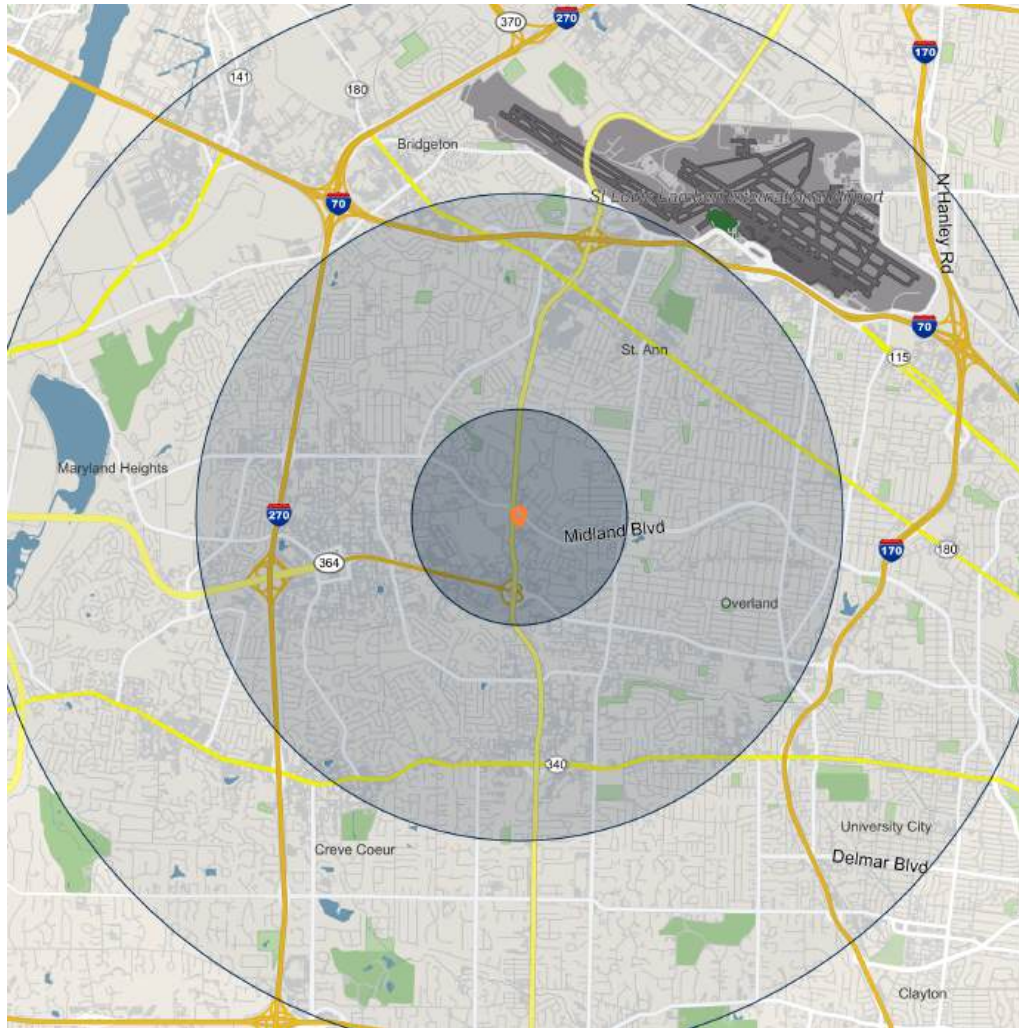
- CONTEMPORARY ART MUSEUM ST. LOUIS
- GATEWAY ARCH NATIONAL PARK
- SAINT LOUIS ZOO
- SAINT LOUIS SYMPHONY
- SIX FLAGS ST. LOUIS

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS

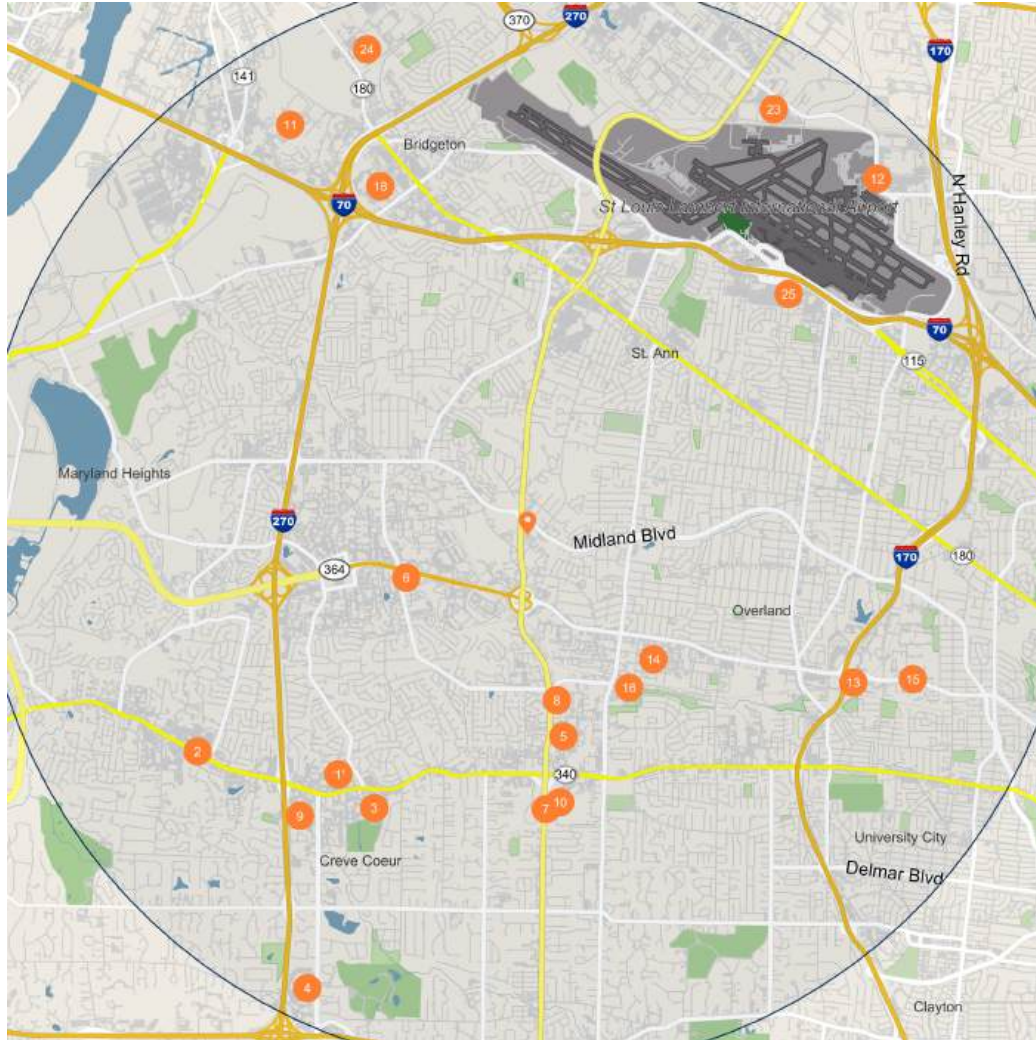
Net Lease Property For Sale or Lease



	1 Mile	3 Miles	5 Miles
POPULATION			
2029 Projection	6,306	92,226	173,356
2024 Estimate	6,295	92,384	173,907
2020 Census	6,543	96,100	180,918
2010 Census	6,194	93,402	178,812
HOUSEHOLD INCOME			
Average	\$73,301	\$89,809	\$103,691
Median	\$64,639	\$75,023	\$86,306
Per Capita	\$33,185	\$39,914	\$45,298
HOUSEHOLDS			
2029 Projection	2,836	41,484	78,023
2024 Estimate	2,828	41,461	78,021
2020 Census	2,818	41,434	78,030
2010 Census	2,655	40,308	77,160
HOUSING			
Median Home Value	\$170,539	\$186,634	\$227,960
EMPLOYMENT			
2024 Daytime Population	4,306	148,104	322,201
2024 Unemployment	2.04%	1.99%	1.99%
Average Time Traveled (Minutes)	23	23	23
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	2.09%	1.67%	1.46%
Some College (13-15)	32.26%	30.49%	27.17%
Associate Degree Only	19.19%	14.57%	13.69%
Bachelor's Degree Only	7.56%	9.02%	7.83%
Graduate Degree	29.77%	36.18%	41.99%

DEMOGRAPHICS

Net Lease Property For Sale or Lease



Major Employers

Employees

1	Vivco Inc-Eci Holdings Company	12,000
2	Randstad Us LP	5,001
3	Bis Administration Inc	5,000
4	Mercy Hospitals E Communities-MERCY HOSPITAL ST LOUIS	4,541
5	Ssm Medical Group Inc	3,730
6	Hogan Dedicated Services LLC-Hogan Transports	3,000
7	Monsanto Technology Llc-Monsanto	3,000
8	Nag LLC	2,300
9	Bernhard Services LLC	1,967
10	Sodexo Management Inc	1,781
11	Idx Holdings Inc-Universal Forest Products	1,718
12	Boeing Service Company-Boeing	1,600
13	Alberici Corporation-Kienlen Constructors	1,500
14	Pretium Packaging LLC	1,489
15	Vjcs Holdings Inc	1,350
16	American Rsdntial Svcs Ind Inc	1,300
17	R3 Safety LLC	1,297
18	Daughters of Charity Services-De Paul Hospital	1,200
19	Bjc Health System-B J C Healthcare	1,110
20	Alberici Constructors Inc	1,000
21	Boeing Company-Boeing	996
22	Boeing Company-Boeing	996
23	GKN Aerospace St Louis LLC	900
24	Hussmann Corporation-Hussmann Refrigeration	899
25	Ascension Health Alliance-Ascension Healthcare	897