NNN Retail Investment Group | Celebrating 25 years 1999-2024

FOR SALE OR LEASE

Taken February 2023

VACANT RESTAURANT AVAILABLE FOR SALE OR LEASE

11835 LACKLAND RD | ST LOUIS, MO 63146

EXCLUSIVELY LISTED BY

SEAN STEPHENSON
Senior Advisor
AZ Lic: SA672380000
619.944.6477
sean@retail1031.com

STEVEN DAVIS
Managing Partner
AZ Lic: BR101032000
602.625.8338
steven@retail1031.com

BRIAN BROCKMAN – BROKER
Bang Realty-Missouri Inc
Lic: 2017032771
513.898.1551
bor@bangrealty.com

INTRODUCTION

Retail Investment Group is pleased to offer this **Vacant Restaurant** available for sale or lease in St. Louis, Missouri.

This **±5,517 square foot** building sits on a **±1.30 acre** lot and is located approximately 10 minutes from the **St Louis Lambert International Airport** with **nearly 16 million passengers** per year.

$1,399,000
PURCHASE PRICE

$115,000 NNN
ANNUAL LEASE RATE

EXECUTIVE SUMMARY

ADDRESS	11835 Lackland Rd St Louis, MO 63146
BUILDING SIZE	±5,517 SF
LAND SIZE	±1.30 AC
YEAR BUILT	1989 (Improved in 2016)
ZONING	M-1
PARCEL ID	15N410244

PROPERTY HIGHLIGHTS

- Offered for sale at $1,399,000 or available for lease at $115,000 annually
- Population exceeding 150,000 within 5 miles
- Dense infill
- Nearby: Red Roof Inn (±158 rooms), Extended Stay (±150 rooms), La Quinta (±131 rooms), QuikTrip and several businesses including a large office building across the street
- 10 minutes from the St. Louis Lambert International Airport (±15.9 million passengers annually)
- Less than 1 mile from I-270 with over 100,000 vehicles per day

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STAYBRIDGE SUITES AN IHG HOTEL
SHERATON
COURTYARD BY MARRIOTT
Fairfield BY MARRIOTT
CHAMBERLAIN UNIVERSITY
NURSING SCHOOL
±100,912 VPD
270
extended STAY AMERICA
BANK OF AMERICA
SUBJECT
SHERWIN WILLIAMS.
Comfort SUITES
WATLOW Powered by Possibility
Meridian MEDICAL TECHNOLOGIES
Days Inn BY WYNDHAM
extended STAY AMERICA
GraybaR CORPORATE OFFICE
Red Roof Inn
LA QUINTA BY WYNDHAM
extended STAY AMERICA
QT QuikTrip
PAGE AVE
Red Roof Inn
±158 ROOMS
CONCOURSE DR ±10,867 VPD
extended STAY AMERICA
±130 ROOMS
SUBJECT
LA QUINTA BY WYNDHAM
±131 ROOMS
QT QuikTrip
LACKLAND RD ±9,286 VPD


POPULATION OF
+150,000
WITHIN 5-MILES
DRIVE TIME IS
±10 MINUTES
FROM ST. LOUIS LAMBERT INTERNATIONAL AIRPORT
FritoLay
Walmart
FLOOR & DECOR
HOBBY LOBBY
DEPAUL HOSPITAL
HOLLYWOOD CASINO AMPHITHEATRE
ST. LOUIS LAMBERT INTERNATIONAL AIRPORT ±15.9M PASSENGERS ANNUALLY
UMSL
UNIVERSITY OF MISSOURI-ST. LOUIS
Walgreens
DOLLAR TREE
Schnucks
EMBASSY SUITES
THE HOME DEPOT
CROWNE PLAZA
FAMILY DOLLAR
Schnucks
Walgreens
CVS pharmacy
DOLLAR TREE
Walgreens
Advance Auto Parts
MISSISSIPPI RIVER
Love's
±100,912 VPD
ALDI
DOLLAR TREE
goodwill
AutoZone
SUBJECT
KOHL'S
ALDI
TRADER JOE'S
MATTRESS FIRM
UNIVERSITY CITY HIGH SCHOOL
Walgreens
ALDI
save a lot
GATEWAY NATIONAL GOLF LINKS
Washington University in St. Louis
Walgreens
FOREST PARK
±1,371-ACRE PARK INCLUDES 4 MUSEUMS, A ZOO, ATHLETIC FIELDS & GOLF COURSES
WHOLE FOODS MARKET
GATEWAY ARCH
WORLD WIDE TECHNOLOGY RACEWAY
MISSOURI BAPTIST MEDICAL CENTER
Schnucks
amc THEATRES
Office DEPOT
Saint Louis Zoo
Animals Always
THE HOME DEPOT
BEST BUY
Walmart
sam's club
Cardinals
enterprise CENTER
LOWE'S
DICK'S SPORTING GOODS
macy's
JCPenney


ILLINOIS
LINCOLN COUNTY
JERSEY COUNTY
SUBJECT
ST CHARLES COUNTY
MADISON COUNTY
WARREN COUNTY
ST LOUIS
ST LOUIS COUNTY
CLINTON COUNTY
ST CLAIR COUNTY
FRANKLIN COUNTY
JEFFERSON COUNTY
MONROE COUNTY
MISSOURI
N
POPULATION OF
OVER 2.8M
WITHIN ST LOUIS MSA

QUICK FACTS

2025 POPULATION
±278,144

2025 MSA POPULATION
±2,814,421

FOUNDED
1764

ABOUT ST LOUIS, MISSOURI

St. Louis is a major city in Missouri along the Mississippi River. Its iconic, 630-ft. Gateway Arch, built in the 1960s, honors the early 19th-century explorations of Lewis and Clark and America's westward expansion in general. Replica paddlewheelers ply the river, offering views of the arch. The Soulard district is home to barbecue restaurants and clubs playing blues music.

St. Louis is the second-largest city in Missouri. It sits near the confluence of the Mississippi and the Missouri Rivers, on the western bank of the latter. In 2025, the city had a population of ±278,144. As of 2025, the bi-state metropolitan area, which extends into Illinois, had an estimated population of over 2.8 million, making it the largest metropolitan area in Missouri and the second-largest in Illinois.

2025 DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Est Population	6,542	76,898	151,544
Avg Age	39	41	41

INCOME	1 Mile	3 Miles	5 Miles
Med HH Income	$90,273	$87,859	$82,604

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
Est Households	3,028	34,062	64,214

DAYTIME DEMOS	1 Mile	3 Miles	5 Miles
Employees	23,632	85,250	158,066
Businesses	1,506	7,040	15,735

Loopnet 2026

2025 POPULATION OF OVER 150,000 WITHIN 5-MILES

2025 MEDIAN HH INCOME OF OVER $82,000 WITHIN 5-MILES

TRAFFIC COUNTS

Page Ave W @ I- 270 SW	±42,889 VPD
I- 270 @ Marine Ave S	±100,912 VPD

Costar 2022

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Senior Advisor
AZ Lic: SA672380000
619.944.6477
sean@retail1031.com

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480.429.4580 | retail1031.com

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This Offering Memorandum is intended to provide a summary, unverified financial and physical 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. Retail Investment Group 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.

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