

Actual Location

Schnucks[®]

7450 HAMPTON AVENUE, ST. LOUIS, MO 63109



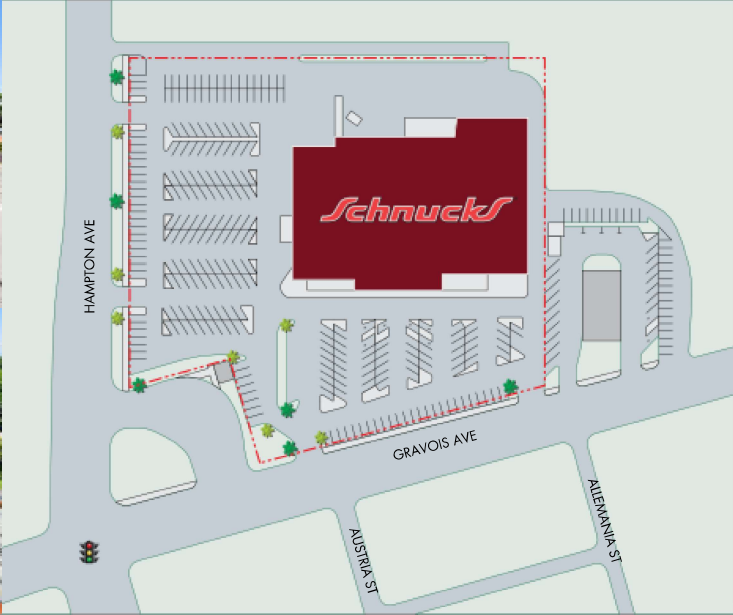
ST. LOUIS, MO

INVESTMENT SUMMARY	
Location:	7450 Hampton Avenue, St. Louis, MO 63109
MSA:	St. Louis, MO-IL MSA
Building Size:	51,486 square feet
Parcel Size:	4.93 acres
Parking Spaces:	261 spaces
Year Built:	1963
Gas Station:	No

DEMOGRAPHICS	1 mile	3 mile	5 mile
Population:	16,704	150,379	315,723
Households:	8,232	71,323	148,353
AHI:	\$92,178	\$86,157	\$98,194

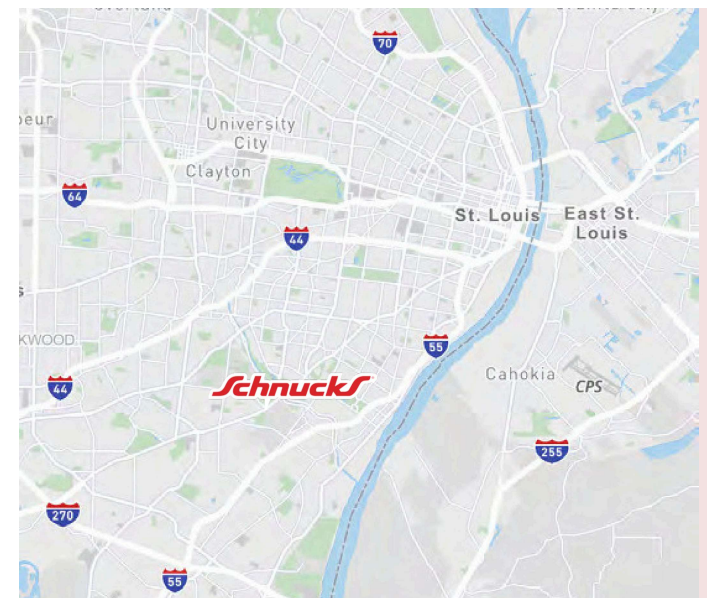
PROPERTY HIGHLIGHTS

- Ⓢ The site has operated since 1963 and boasts an operating history of 60+ years.
- Ⓢ Schnucks benefits from a competitively isolated pocket with only 2 small format grocers located including Aldi (<1 mile east) and Save A Lot (1.0 mile southeast).The site is surrounded by dense, blue collar residential neighborhoods that possess a longstanding pride of ownership and disposable incomes relative to the median home values.
- Ⓢ The site is positioned at the intersection of Gravois Avenue and Hampton Avenue, which serve as major feeder roads to two of St. Louis' primary highways—44 & 55. The location ideally positions the property to capture going home traffic and ensures that it provides the most convenient grocery shopping destination to the residents within the immediate vicinity. The dominance of the location is further established by the other prominent retailers located at the intersection including Walgreens, CVS, and McDonald's amongst others.
- Ⓢ Schnucks is located directly next to a 105+ acre public park that includes baseball and soccer fields, tennis courts, two lakes, gathering pavilions, playgrounds and trails. In addition, the dense residential housing and established commercial development drive consumer traffic and create high barriers to entry making the assemblage of large parcels capable for the development of future competition prohibitive.





ST. LOUIS, MO





ST. LOUIS, MO | TRADE AREA MAP

