

THE VILLAGE AT SCHNEITHORST

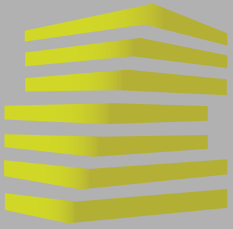
1500-1600 S. LINDBERGH BLVD

LADUE, MO



LOCATION.
commercial real estate



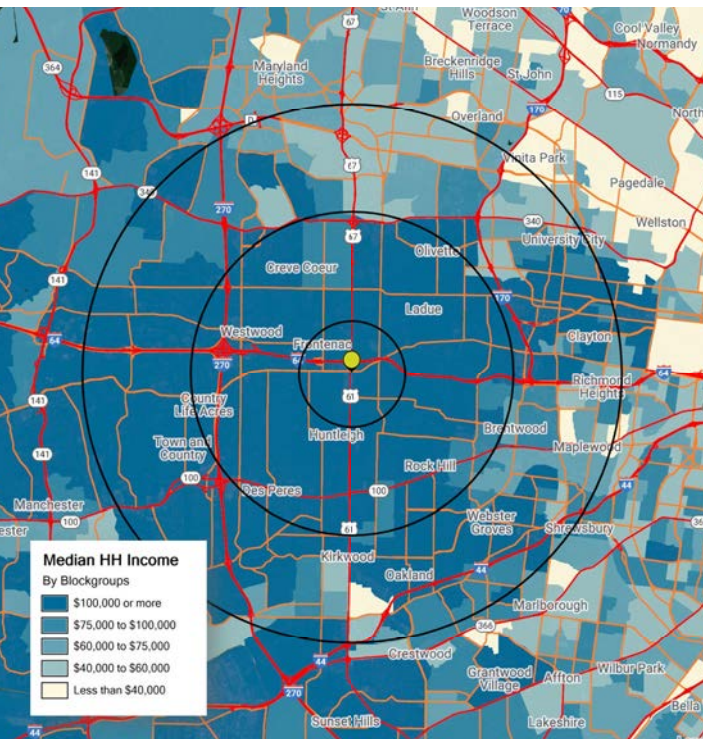


THE VILLAGE AT SCHNEITHORST

NEIGHBORHOOD VIBE

KEVIN SHAPIRO
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 Kevin@LocationCRE.com

ROB GOLTERMANN
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2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	3,015	50,887	202,057
EMPLOYEES	5,380	45,877	228,641
AVG HH INCOME	\$250,140	\$191,574	\$143,369

Ladue is an inner-ring suburb of St. Louis, located in St. Louis County, Missouri. Ladue has the highest median household income of any city in Missouri with a population over 1,000.

Nestled among Ladue's tree-canopied neighborhoods, locals and visitors alike experience friendly and unique shopping and dining experiences. Gourmet foods, fashion boutiques and upscale menswear, jewelry stores, European and American antiques, interior design resources and local restaurants are all within reach in the City of Ladue.

The Ladue School District serves all of Ladue and part of Frontenac, Olivette, Town and Country, and Creve Coeur. Ladue Horton Watkins High School is the only high school in the district and is located in Ladue.



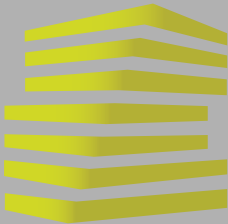
LADUE | FRONTENAC RESTAURANTS & RETAILERS INCLUDE:

LOCATION. commercial real estate

DCM group Commercial Real Estate Services

f t i p R www.LocationCRE.com

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SITE PLAN

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THE VILLAGE AT SCHNEITHORST

TENANT ROSTER

FIRST FLOOR

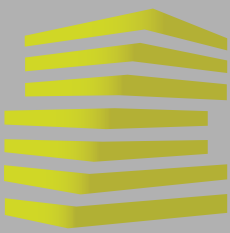
2	DRYBAR	1,278
3	WELLS FARGO	1,928
4	PLNK FITNESS	2,886
5	AMAZING LASH STUDIO	1,835
6	LADUE NAILS	2,350
7	FIDELITY	2,430
8	AVAILABLE	1,409
9	J. MCLAUGHLIN	1,409
10	STARBUCKS	2,350

2ND FLOOR

11	AVAILABLE	2,048
12	ST. LOUIS SINUS CENTER	4,457
13	FIDELITY	5,605

NEW RETAIL AND OFFICE
(SEE FOLLOWING PAGES FOR DETAILS)





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SAMPLE FIRST FLOOR

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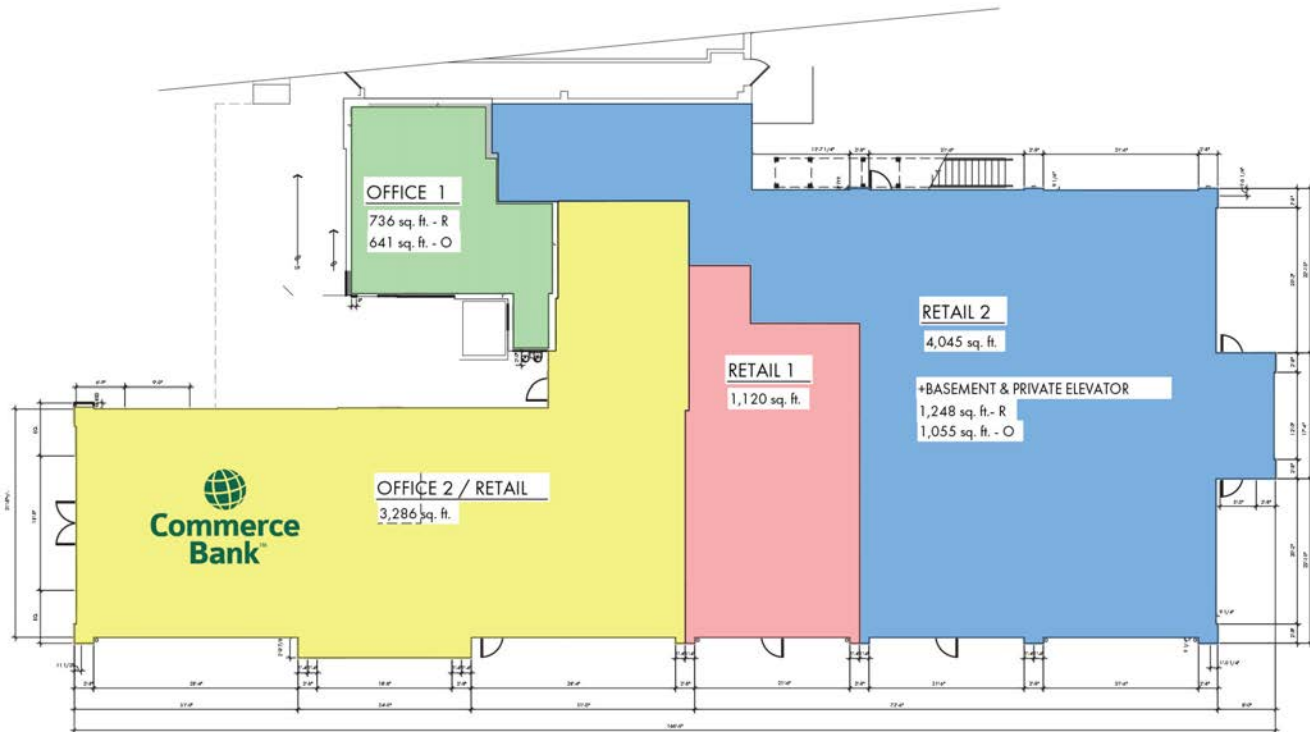
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ROB GOLTERMANN

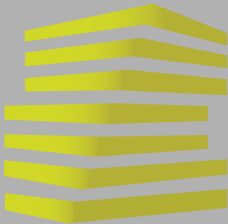
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- 1,120 - 5,135 SF RETAIL SPACE AVAILABLE
- 512 - 8,522 SF OFFICE SPACE AVAILABLE
- SPACES MAY BE COMBINED OR DEMISED
- OFFICE 2 LEASED BY COMMERCE BANK
- OVER 5 PER 1,000 SF PARKING RATIO
- NEW RETAIL + OFFICE PHASE ANCHORED BY COMMERCE BANK IN ONE OF ST. LOUIS'S MOST PRESTIGIOUS SHOPPING CENTERS
- AFFLUENT NEIGHBORHOOD WITH STRONG DEMOGRAPHICS
- LOCATED IN HIGH-TRAFFIC AREA, MAIN & MAIN INTERSECTION WITH EASY ACCESS TO I-64
- DIRECTLY ACROSS LINDBERGH BOULEVARD FROM PLAZA FRONTENAC, ONE OF ST. LOUIS'S TOP PERFORMING MALLS
- CONTACT BROKER FOR MORE DETAILS



THE VILLAGE AT SCHNEITHORST

SAMPLE SECOND FLOOR

KEVIN SHAPIRO

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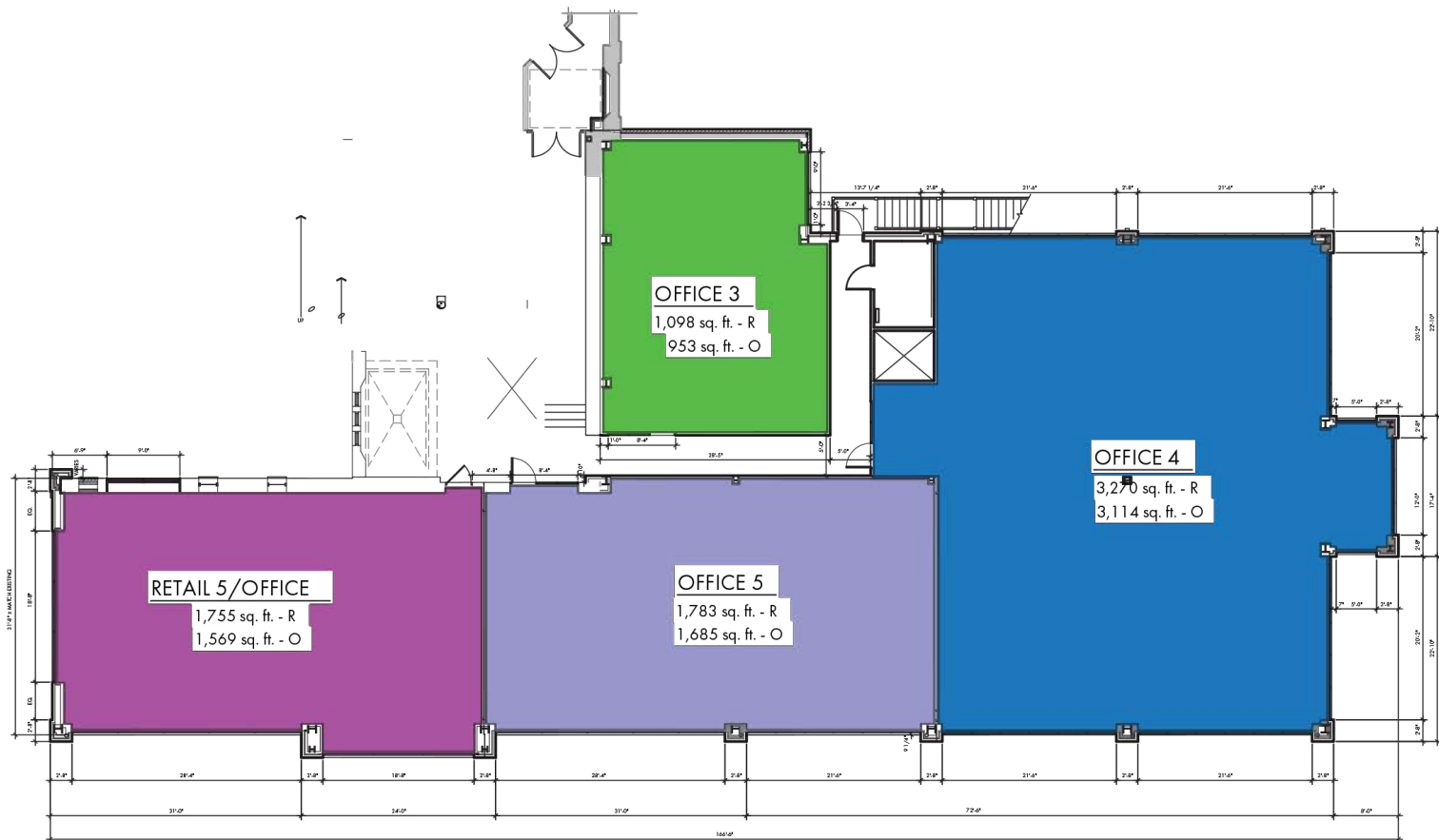
ROB GOLTERMANN

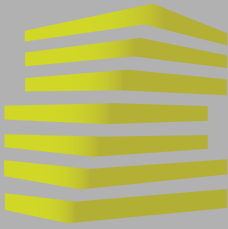
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- SPACES MAY BE COMBINED OR DEMISED





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PHOTOS

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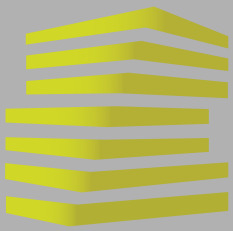
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MARKET AERIAL

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