

FOR SALE OR LEASE

# TURN-KEY CAR DEALERSHIP

830 JAMES S. MCDONNELL BLVD | HAZELWOOD, MO 63042



**CBRE**





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Certified Service

PROPERTY  
DESCRIPTION

## 15. 679 ACRES FOR SALE OR LEASE

### EXECUTIVE SUMMARY

CBRE is pleased to present the opportunity to purchase or lease a turn-key former auto dealership located at 830 James S. McDonnell Boulevard in Hazelwood, (Greater St. Louis), Missouri 63042 (the “Property”). The Property is situated directly off of Interstate 70 with extremely high visibility from multiple directions with 170,00+ vehicles passing per day.

The Property includes 73,500 SF among three buildings on approximately 15.679 acres. The main building that consists of a large showroom, offices, service bays and parts storage. There is also a 9,600 SF auto-service building and a 2,400 SF building formerly used for “pre-owned” sales.





## PROPERTY INFORMATION

ADDRESS	830 James S McDonnell Blvd
TOTAL BUILDINGS SQUARE FOOTAGE	73,500 SF
<b>MAIN BUILDING</b> Consisting of large showroom, offices Service bays, parts storage, etc	46,400 sq. ft. ground floor 10,000 sq. ft. 2nd Fl / mezz. 5,100 sq. ft. sales/del area Total 61,500 sq. ft. +/-
SERVICE BUILDING	- 9,600 sq. ft. +/-
FORMER "PRE-OWNED" BLDG.	2,400 sq. ft. +/-
LAND ACREAGE	15.68 Acres
DRIVE IN BAYS	43— 10'X12' overhead door service bays in main building and 16—8'X10' overhead door service bays in the auxiliary shop building
YEAR BUILT	Built in 1990 and renovated in 2015
ZONING	C-3, Highway Commercial





## PROPERTY HIGHLIGHTS

### Opportunity

Excellent opportunity to reuse a state of the art automobile retail location.

### Visibility

The Property has excellent visibility to I-270 on both directions and has signalized access directly off of Howdershell serving the property.

### Market

Hazelwood is a second ring suburb of St. Louis County, is one of the largest cities in St. Louis County and home to nearly 27,000 residents and more than 1,000 businesses, including 12 Fortune 500 companies, 6 Fortune 1,000 companies and 10 corporate headquarters.

### Signage

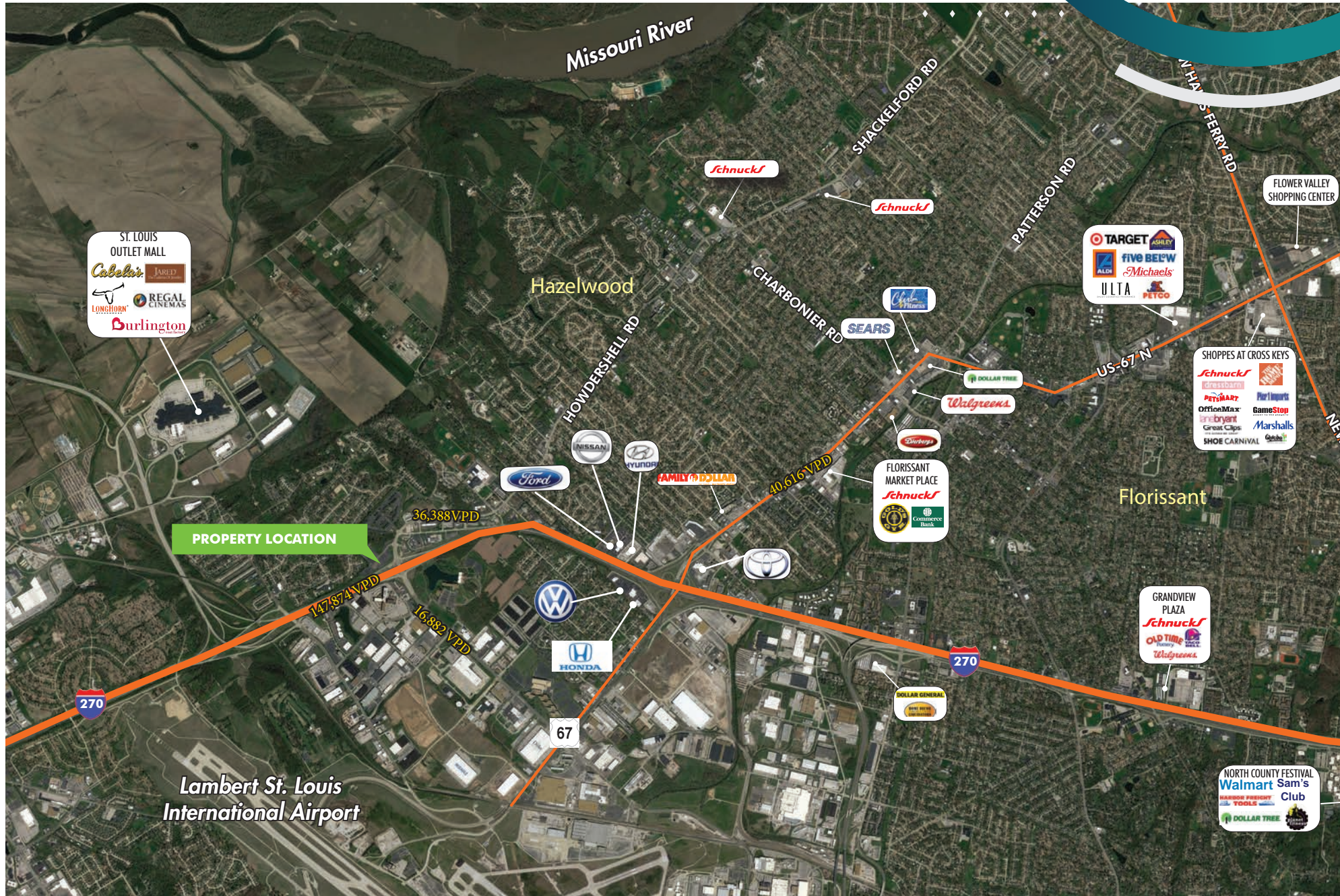
The Property has a state of the art electronic billboard that the occupant of the site has the right to use without additional payment.

### Other Automotive Retailers in the Area





# TRADE AREA



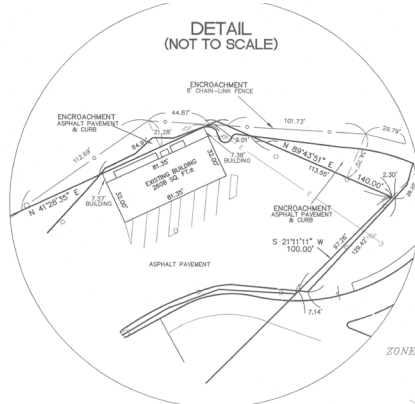


## SITE AREA

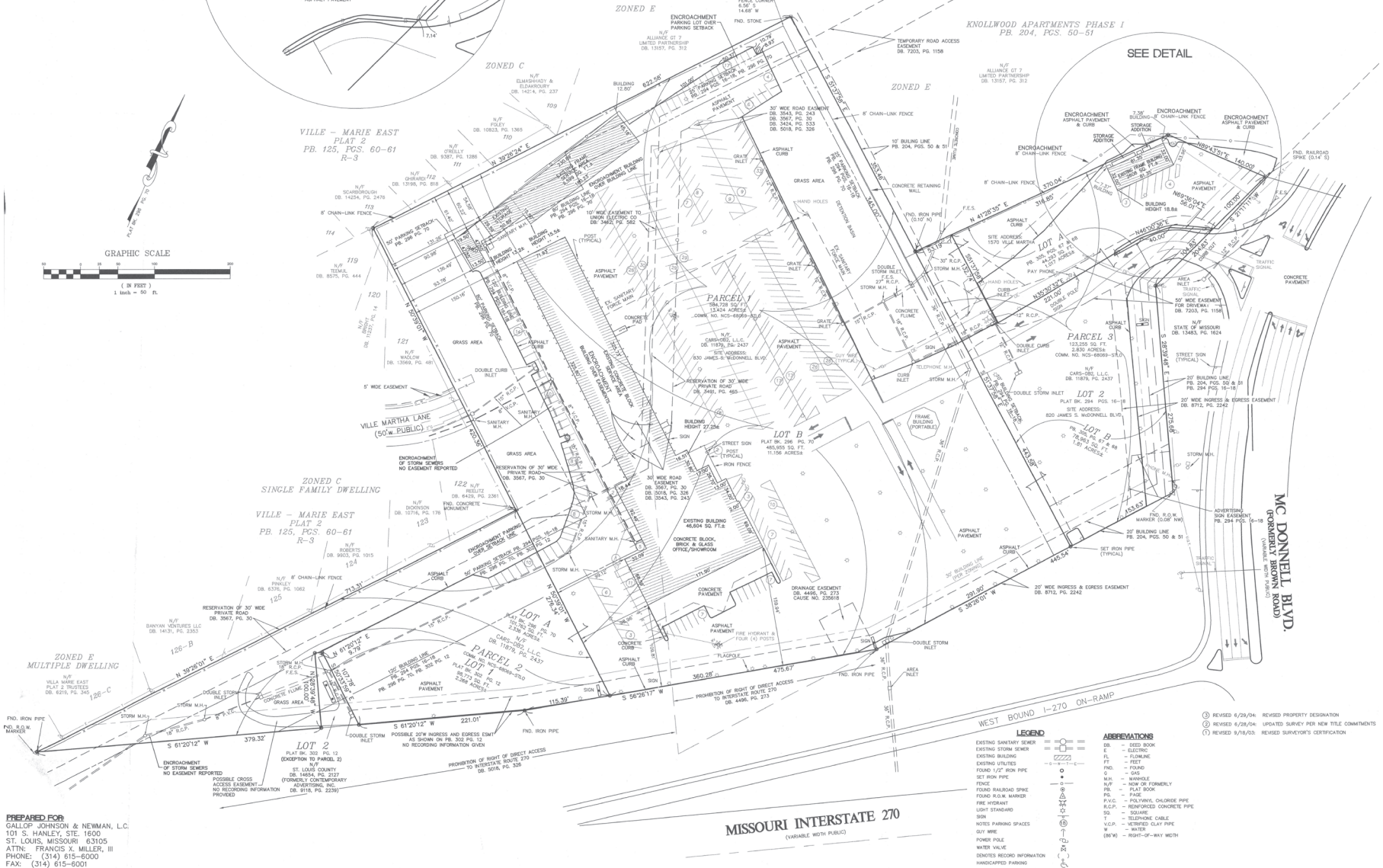




# SITE SURVEY



**"ALTA/ACSM LAND TITLE SURVEY"**  
 A TRACT OF LAND BEING LOTS A AND B OF "LOT-SPLIT" OF LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF AMENDED KNOLLWOOD APARTMENTS PLAT 1 AS RECORDED IN PLAT BOOK 305, PAGE 67, AND LOT B OF "LOT-SPLIT" OF LOT 3 OF BOUNDARY ADJUSTMENT PLAT OF AMENDED KNOLLWOOD APARTMENTS PLAT 1 AS RECORDED IN PLAT BOOK 296, PAGE 70, LOT 1 AND LOT 2 OF "LOT-SPLIT" OF LOT A OF "LOT-SPLIT" OF LOT 3 OF BOUNDARY ADJUSTMENT PLAT OF AMENDED KNOLLWOOD APARTMENTS PLAT 1 AND 2 AS RECORDED IN PLAT BOOK 302, PAGE 12, LOCATED IN U.S. SURVEY 278, TOWNSHIP 47 NORTH, RANGES 5 AND 6 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF HAZELWOOD, ST. LOUIS COUNTY, MISSOURI



① REVISED 6/28/04 REVISOR PROPERTY RECOGNITION  
 ② REVISED 6/28/04 UPDATER SURVEY PER NEW TITLE COMMITMENTS  
 ③ REVISED 6/18/03 REVISOR SURVEYOR'S CERTIFICATION



# SHOWROOM





## SERVICE CENTER





## ELECTRONIC BILLBOARD







# LOCAL MARKET OVERVIEW



## NORTH COUNTY

The North County submarket encompasses over 170 square miles and contains a population of just over 375,000 with Total Expenditures of approximately \$2.1 billion. The population has a median age of 39 and an average household income of \$67,233. Within the immediate area, the primary economic drivers are Lambert-St. Louis International Airport, Centene, the University of Missouri- St. Louis, St Louis Community College (Florissant Valley Campus) and two of the region's largest employers in Boeing's Defense, Space & Security and Emerson Electric Company. Just 2.5 miles south is one of the regions most vibrant trade areas and boasts some of St. Louis' highest density, daytime population and traffic counts.

## HAZELWOOD

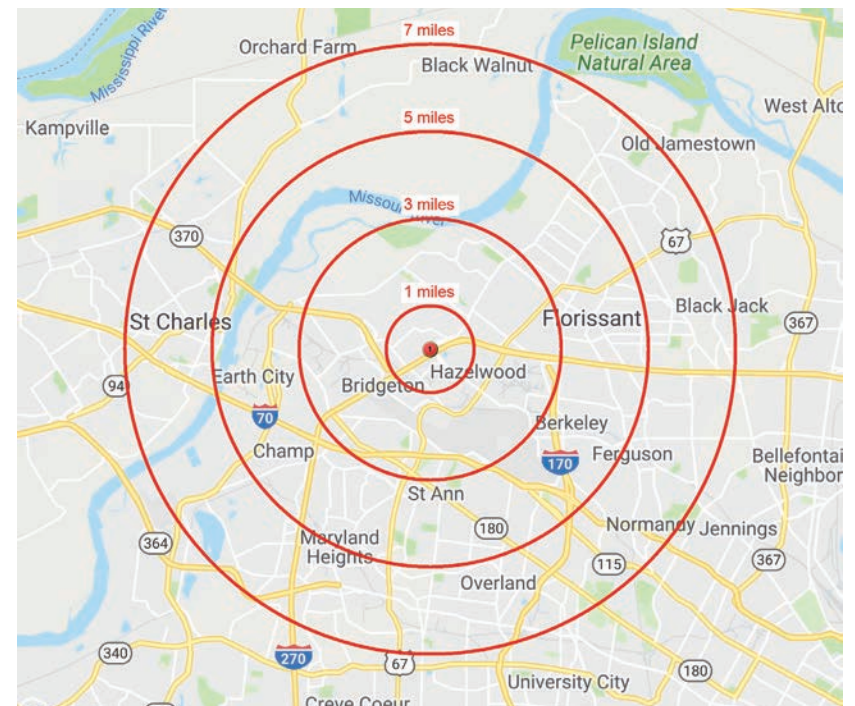
Due to its location along Interstate 270 between Interstate 170 and Missouri 370, as well as adjacency to St. Louis-Lambert International Airport, Hazelwood is a major regional hub for manufacturing, distribution, and office facilities. The city is home to a substantial workforce and is home to the headquarters of Mallinckrodt Pharmaceuticals and several facilities for Boeing. Today, Hazelwood is one of the largest cities in St. Louis County and home to nearly 27,000 residents and more than 800 businesses.





# AREA DEMOGRAPHICS

DEMOGRAPHIC PROFILE	1 MILE	3 MILES	5 MILES	7 MILES
POPULATION	4,004	38,325	145,189	319,348
POPULATION - FIVE YEAR PROJECTION	4,017	38,350	145,735	323,022
MEDIAN AGE	36.40	39.40	38.80	38.60
DAYTIME POPULATION	6,835	56,499	167,532	366,245
HOUSEHOLDS	1,838	16,563	58,815	130,440
2024 HOUSEHOLDS - FIVE YEAR PROJECTION	1,838	16,541	58,936	131,883
2019-2024 ANNUAL HOUSEHOLD GROWTH RATE	0.00%	-0.03%	0.04%	0.22%
AVERAGE HOUSEHOLD SIZE	2.18	2.27	2.43	2.39
AVERAGE HOUSEHOLD INCOME	\$62,723	\$67,445	\$65,844	\$69,803
MEDIAN HOUSEHOLD INCOME	\$50,477	\$52,721	\$53,104	\$54,469
OWNER OCCUPIED HOUSING UNITS	856	9,013	37,689	80,761







WHY ST. LOUIS?



# QUICK STATS



population  
2,848,573



households  
1,132,171



number of colleges/universities  
50



number of high-tech workers  
52,190



number of tech firms using office space  
572



multi-family rental units  
152,910



workforce with bachelors degree or higher  
33%



daily departures  
255



number of restaurants/bars  
6,116



number of Fortune 1000 headquarters  
16



number of breweries  
47



number of financial activities employees  
89,400

## ST. LOUIS #1

#1 Best US Cities Where 20-Somethings Can Afford to Work and Live - Business Insider, 2017

#1 Best Beer Scene City  
USA Today Readers' Choice, 2018

#28 Best Large Cities to Start a Business  
Wallethub, 2018

#5 Best City for Housing  
Wallethub, 2017

#1 Best College Campus in America  
(Washington University) - Business Insider, 2018

#2 Best New Restaurant in America (Vicia)  
USA Today Readers' Choice, 2017

#1 Best Baseball City in America  
Successfulsettings.com

#7 Highest Tech City Momentum  
CBRE Research, 2017

#5 Top Cities Competing with Silicon Valley for Tech  
Entrepreneurs - entrepreneur.com, 2017

"The Right Way to build a Tech City"  
Forbes, 2015

#5 Most Underrated Cities in America  
Jetsetter.com, 2018

#7 City with the Highest Standard of Living  
Federal Reserve bank of St. Louis, 2017

#2 Best Major League Baseball Markets  
Wallethub, 2017

Top 15 Most Hipster U.S. City  
Move.com, 2017

#3 Most Charitable MSA in America  
Charity Navigator, 2017

#1 of 10 Happiest cities for Job-Seeking College  
Grads  
Forbes, 2012

#6 of 20 Best American Cathedrals and Basilicas  
TripAdvisor, 2018

#1 Baseball Town in America  
Fox Sports, 2017

#1 Zoo in America  
USA Today Readers' Choice, 2018

#8 Best Medical Schools in the Country (Washington  
University) - US News and World Report, 2018

#5 of 50 States with the best Tax Climate  
Tax Foundation, 2018

#1 Urban Park in America (Forest Park)  
USA Today, 2016

#5 Best Hockey Cities  
Wallethub, 2017

"The Silicon Valley of AgTech"  
AgFunder News, 2017

#1 Best Healthcare Law Program in America (SLU)  
US News and World Report, 2018

#9 Most Affordable Metro Areas  
HSH.com, 2018





# OUR BUSINESS

## NOTABLE ST. LOUIS REGION HEADQUARTERS

COMPANY	FORTUNE 1000 RANK
Express Scripts	25
Centene	61
Emerson Electric	178
BAYER	199
Reinsurance Group of America	234
Edward Jones	376
Graybar Electric	426
Olin Corp	448
Ameren Corporation	453
Peabody Energy	491
Post Holdings	512
Stifel Financial	734
Caleres	778
Belden	851
Arch Coal	870
Edgewell Personal Care	876

## OTHER LARGE CORPORATE HEADQUARTERS NOT ELIGIBLE FOR FORTUNE RANKINGS

Enterprise  
World Wide Technology  
Bunge

Source: St. Louis Business Journal

## RECENT CORPORATE EXPANSIONS

NESTLE PURINA  
SSM HEALTHCARE  
EXPRESS SCRIPTS  
CARLSON WAGONLIT  
BUNGE  
HUB CITY TERMINALS  
DAUGHERTY SYSTEMS  
MASTERCARD  
NATIONAL MENTOR HEALTHCARE  
GREEN TREE SERVICING  
THE CLIMATE CORP  
TAPESTRY SOLUTIONS  
BARRY-WEHMLER SOLUTIONS  
GALLAGHER BASSETT SERVICES  
RABO AGRIFINANCE  
MALISKO ENGINEERING  
MALLINCKRODT  
DOWD BENNETT  
SOYBEAN FOODS  
CENTENE  
WORLDWIDE TECHNOLOGY



ST. LOUIS OFFICE SUBMARKETS (SF)

SF	SUBMARKET
12.5 M	Downtown
7.4 M	Mid County/Clayton
6.3 M	Northwest County
3.2 M	South County
2.2 M	St. Charles
16.0 M	West County

Source: CBRE Research

## DID YOU KNOW?

### HEALTHCARE JOBS

52%

growth in Healthcare employment since 2000

Source: St. Louis Federal Reserve

### FINANCIAL SERVICES

3<sup>RD</sup>

highest concentration of investment advisors behind New York City and Boston

Source: SixThirty VC Fund





# OUR INNOVATION

## CORTEX INNOVATION COMMUNITY



RATED **#1** IN HEALTH LAW & **#7** IN HEALTHCARE MANAGEMENT  
U.S. NEWS AND WORLD REPORT

**7TH** HIGHEST  
TECH CITY MOMENTUM  
CBRE RESEARCH, 2017



**7TH** IN MEDICAL RESEARCH  
US NEWS & WORLD REPORT 2017



MORE THAN **700**  
BIOTECH FIRMS EMPLOY  
MORE THAN 15,000  
PEOPLE IN ST. LOUIS  
DANFORTH PLANT &  
SCIENCE CENTER

ST. LOUIS COMPANIES HAVE  
RAISED **\$3B+**  
IN VC MONEY  
SINCE 2013  
PITCHBOOK, 2017



**5TH** IN TOP CITIES COMPETING  
**WITH** SILICON VALLEY FOR  
TECH ENTREPRENEURS  
ENTREPRENEUR.COM



## TECH BOOM

TECH EMPLOYMENT GREW **7.9%** AND TECH  
WAGES GREW **13.1%** BETWEEN 2011-2016  
AMERICAN COMMUNITY SURVEY, 2016



## LIFE SCIENCES



**39° NORTH**  
AGTECH INNOVATION DISTRICT  
**600**  
ACRE SITE PLANNED IN  
CREVE COEUR



DONALD DANFORTH  
PLANT SCIENCE CENTER  
DISCOVERY | COMMUNITY | IMPACT  
**170**  
EMPLOYED  
SCIENTISTS  
**8TH**  
BEST PLACE TO WORK IN  
ACADEMIA



KEY PLAYER IN THE WORLD RENOWNED  
HUMAN GENOME PROJECT

\$60 MILLION TOTAL RECEIVED IN  
GOVERNMENT FUNDING

ESTABLISHED TO FACILITATE FUNCTIONAL  
GENOMIC STUDIES

WORKS WITH GROUNDBREAKING CRISPR/CAS9  
GENE EDITING TECHNOLOGIES



## RANKED IN THE TOP 10 FOR CITIES WITH THE BEST HEALTHCARE



**11TH**  
BEST HOSPITAL IN  
THE NATION  
U.S. NEWS & WORLD  
REPORT 2016, 2017

31,000+ EMPLOYEES  
4,350 PHYSICIANS  
3,524 STAFFED BEDS  
154,129 HOSPITAL ADMISSIONS  
\$285 MILLION CHARITY &  
UNREIMBURSED CARE



ONE OF AMERICA'S **TOP**  
CHILDREN'S HOSPITALS  
U.S. NEWS & WORLD  
REPORT 2016, 2017

3,334 EMPLOYEES  
818 PHYSICIANS



RANKED **TOP 5** BEST  
HEALTH SYSTEM  
TRUVEN HEALTH ANALYTICS

40,000 EMPLOYEES  
45 ACUTE CARE FACILITIES &  
SPECIALTY HOSPITALS  
4 STATES  
2,000+ PHYSICIANS



RANKED **8TH** BEST  
MED SCHOOL IN THE COUNTRY  
U.S. NEWS & WORLD REPORT



35,000 EMPLOYEES  
20 HOSPITALS  
4,522 LICENSED BEDS  
9,500 PHYSICIANS  
8,710 NURSES



**274**  
PLANT & LIFE  
SCIENCES  
STARTUPS



**750+**  
PLANT SCIENCE  
PHD'S



**100+**  
VR FIRMS HAVE  
INVESTED IN  
EMERGING  
COMPANIES



**\$1 BILLION +**  
INVESTED IN  
BIOSCIENCE





# OUR LIVABILITY

## COST OF LIVING

**-27.9%**  
BELOW  
NATIONAL  
AVERAGE

9TH MOST AFFORDABLE METRO AREA

NATIONAL AVERAGE  
SALARY NEEDED TO  
BUY A MEDIAN PRICED  
HOME \$54,571

AVERAGE SALARY NEEDED TO  
BUY A MEDIAN PRICED HOME

BOSTON  
DENVER  
BALTIMORE  
PHILADELPHIA  
MINNEAPOLIS  
CHARLOTTE  
KANSAS CITY  
ATLANTA  
**ST. LOUIS**  
PITTSBURGH

-60

-40

-20

0

20

40

60

80

% DIFFERENCE ABOVE/BELOW NATIONAL AVG.

ST. LOUISANS ONLY NEED TO MAKE  
**\$39,348/YEAR**  
TO BUY A MEDIAN PRICED HOME

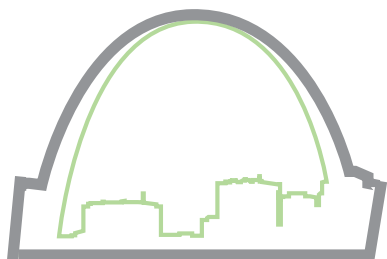
RANKED IN THE TOP **6%** FOR  
HIGHEST STANDARD OF LIVING  
OUT OF 53 LARGEST METROS

**5th**  
BEST CITY FOR  
HOUSING

WALLETHUB 2017

Source: Federal Reserve Bank of St. Louis

Source: HSH.com, 2018



**ST. LOUIS**  
**#7**

CITY WITH THE HIGHEST  
STANDARD OF LIVING  
FEDERAL RESERVE BANK  
OF ST. LOUIS, 2017

## SPORTS

BLUES • CARDINALS



2019 **STANLEY CUP**  
**CHAMPIONS**

11 TIME **WORLD**  
**SERIES CHAMPIONS**

RANKED TOP BASEBALL CITY  
**BY FOX SPORTS**  
RANKED **5TH** BEST HOCKEY  
CITY BY WALLETHUB

17<sup>TH</sup> BEST FOODIE  
CITY IN AMERICA  
RANKED BY WALLETHUB



**3,300**  
ACRES OF  
CITY PARKS



**#1**

BEST BEER SCENE  
USA TODAY 10 BEST  
READERS' CHOICE, 2018

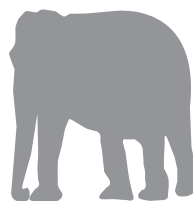
MOST MUSEUMS  
& LIBRARIES  
**PER CAPITA**  
**IN THE U.S.**

THE MUNY IS AMERICA'S  
OLDEST AND LARGEST  
OUTDOOR THEATER  
DEVOTED EXCLUSIVELY  
TO MUSICAL PRODUCTIONS



**120**

MILES OF  
BIKE TRAILS



ST. LOUIS ZOO  
**#1 ZOO IN THE U.S.**  
**USA TODAY, 2018**

**1,293**

ACRES FOREST PARK  
**#1 URBAN PARK IN**  
AMERICA 2016  
USA TODAY



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