SOUTHFIELD CENTER

ST. LOUIS, MO



SIZE

109,397 square feet

DEMOGRAPHICS

l mile	3 mile	5 mile				
Populatic		225.486				
		220,100				
Househo	aDIGS					
4,631	38,351	97,556				
Median HH Income (\$)						
82.227	75.719	78.962				

MAJOR TENANT(S)

Schnucks FedEx Office Great Clips

LEASING CONTACT

Andrew Schrage Mobile (317) 508-8119 aschrage@phillipsedison.com







LOCATION

5400-5479 Southfield Center Boulevard | St. Louis, MO 63123

PROPERTY HIGHLIGHTS

- Anchored by Schnucks, a leading grocer in the fresh market format
- Additional tenants include Pet Supplies Plus, Freddy's Frozen Custard & Steakburgers, FedEx, and Great Clips
- Located in St. Louis, the second largest city in the state, with a population exceeding 87,100 in a three-mile radius with an average household income greater than \$99,100
- The center is located at the high-traffic intersection of South Lindbergh Boulevard and Baptist Church Road which benefits from over 27,600 vehicles per day



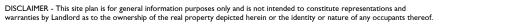
PHILLIPS EDISON & COMPANY®

SOUTHFIELD CENTER

5400-5479 Southfield Center Boulevare	d St. Louis, MO 63123
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SPACE	TENANT	SQ. FT.			
5400	Miss Sheri's	8,400 SF			
5412	Studio Rosie	2,800 SF			
5416	Watch Masters	1,400 SF			
5418	Vegas Smoke Shop	1,400 SF			
5422	Pet Supplies Plus	7,135 SF			
5425	Hope Autism Clinic	7,070 SF			
5428	Edward Jones	1,000 SF			
5430	Title Partners	2,000 SF			
5434	Schnucks	48,904 SF			
5438	AVAILABLE	2,000 SF			
5440	Investors Title Company	2,000 SF			
5442	AVAILABLE	2,000 SF			
5444	District Engineer	4,135 SF			
5450	Jersey Mike's Subs	1,536 SF			
5452	US Nails	1,217 SF			
5454	Great Clips	1,400 SF			
5456	FedEx Office	7,000 SF			
5475	First Mid Bank	4,000 SF			
5479	Freddy's Frozen Custard & Steakburgers	4,000 SF			
ΤΟΤΑ	L SQ. FT.	109,397			
SITE LEGEND					
Available Occupied					
Leased (not occupied) Owned by Others					
Site Boundary					







SOUTHFIELD CENTER

5400-5479 Southfield Center Boulevard | St. Louis, MO 63123



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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval





Latitude: 38.526074

Longitude: -90.358929

SouthField Center 1.00 Mile Radius 3.00 Mile Radius 5.00 Mile Radius St. Louis, MO 20.20 Estimated Population 10.983 87,171 225,466 2028 Projected Population 10.315 83,486 219,392 2000 Census Population 10.316 83,486 219,392 2000 Census Population 10.316 83,486 219,392 2000 Census Population 10.810 81,734 217,620 Historical Annual Growth 1990 to 2000 -0.47% 0.27% 0.11% Historical Annual Growth 2001 to 2002 -0.42% -0.14% -0.17% Madian Age 43.6 44.0 43.6 O4 2023 Estimated Households 4,631 38,351 97,556 2020 Census Households 4,471 36,880 39,225 1990 Census Households 4,378 34,117 88,140 Historical Annual Growth 2000 to 2010 0.21% 0.21% 0.11% 1990 Census Households 4,376 34,177 86,1% Historical Annual Growth 2020 to 2010 0.23% 0.21% <	· ,				5
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Hispanic Population 3.0% 2.9% 3.0% Average Household Income \$99,786 \$99,131 \$107,031 Median Household Income \$82,227 \$75,719 \$78,962 Per Capita Income \$42,302 \$44,044 \$46,962 Elementary 1.0% 1.6% 2.0% Some High School 3.5% 3.6% 3.7% High School Graduate 25.1% 23.6% 22.6% Some College 21.4% 20.3% 19.4% Associates Degree Only 6.7% 9.1% 8.9% Bachelors Degree Only 24.6% 26.4% 26.4% Graduate Degree 17.6% 15.5% 17.0% Number of Businesses 533 3,808 8,400 Total Number of Employees 4,984 38,695 90,236 Employees per Business 9.35 10.16 10.74	ce ti	Black or African American	1.0%	2.9%	3.6%
Hispanic Population 3.0% 2.9% 3.0% Average Household Income \$99,786 \$99,131 \$107,031 Median Household Income \$82,227 \$75,719 \$78,962 Per Capita Income \$42,302 \$44,044 \$46,962 Elementary 1.0% 1.6% 2.0% Some High School 3.5% 3.6% 3.7% High School Graduate 25.1% 23.6% 22.6% Some College 21.4% 20.3% 19.4% Associates Degree Only 6.7% 9.1% 8.9% Bachelors Degree Only 24.6% 26.4% 26.4% Graduate Degree 17.6% 15.5% 17.0% Number of Businesses 533 3,808 8,400 Total Number of Employees 4,984 38,695 90,236 Employees per Business 9.35 10.16 10.74	Ra	Asian & Pacific Islander	3.4%	2.5%	2.8%
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Bachelors Degree Only 24.6% 26.4% 26.4% Graduate Degree 17.6% 15.5% 17.0% Number of Businesses 533 3,808 8,400 Total Number of Employees 4,984 38,695 90,236 Employees per Business 9.35 10.16 10.74	Je 2	•	21.4%	20.3%	19.4%
Bachelors Degree Only 24.6% 26.4% 26.4% Graduate Degree 17.6% 15.5% 17.0% Number of Businesses 533 3,808 8,400 Total Number of Employees 4,984 38,695 90,236 Employees per Business 9.35 10.16 10.74	ľ¥ Edt	u	6.7%	9.1%	8.9%
Number of Businesses5333,8088,400Total Number of Employees4,98438,69590,236Employees per Business9.3510.1610.74	_	Bachelors Degree Only	24.6%	26.4%	26.4%
Total Number of Employees 4,984 38,695 90,236 Employees per Business 9.35 10.16 10.74		Graduate Degree	17.6%	15.5%	17.0%
Total Number of Employees 4,984 38,695 90,236 Employees per Business 9.35 10.16 10.74	usiness	Number of Businesses	533	3.808	8.400
Employees per Business9.3510.1610.74Residential Population per Business20.6022.8926.84					
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		Residential Population per Business	20.60	22.89	26.84