



SIZE

109,397 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	10,983	87,171	225,486
Households	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

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MORE INFO

www.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



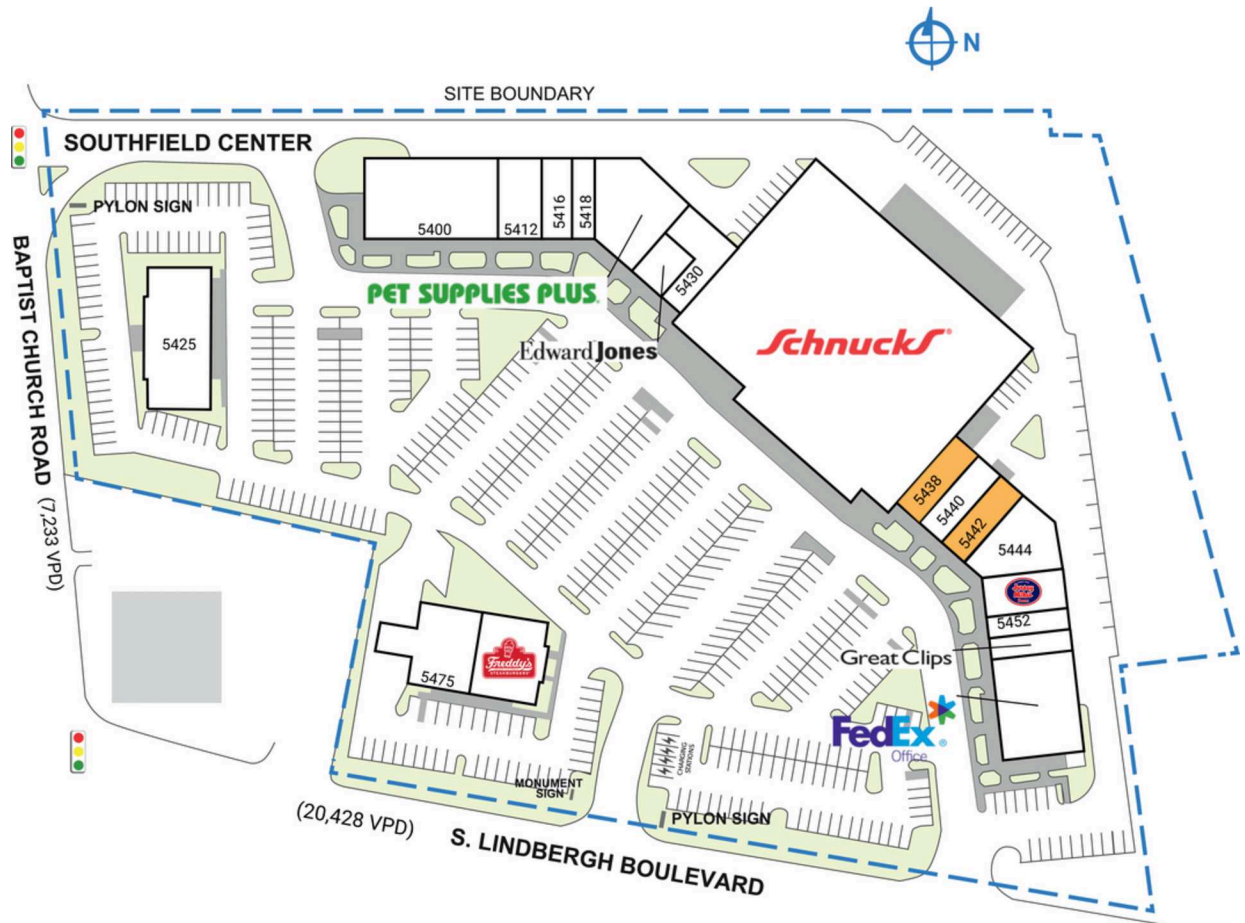
SOUTHFIELD CENTER

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

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
TOTAL SQ. FT.		109,397

SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others



SOUTHFIELD CENTER

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
 Calculated using TAS Retrieval Retrieval
 Apr 17, 2024



Latitude: 38.526074 Longitude: -90.358929

Southfield Center St. Louis, MO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,983	87,171	225,486
	2028 Projected Population	10,863	86,563	223,576
	2010 Census Population	10,315	83,486	219,932
	2000 Census Population	10,318	83,939	220,117
	1990 Census Population	10,810	81,734	217,620
	Historical Annual Growth 1990 to 2000	-0.47%	0.27%	0.11%
	Historical Annual Growth 2000 to 2010	0.00%	-0.05%	-0.01%
	Estimated Annual Growth 2010 to 2023	0.46%	0.31%	0.18%
	Projected Annual Growth 2023 to 2028	-0.22%	-0.14%	-0.17%
	Median Age	43.6	44.0	43.6
Households	Q4 2023 Estimated Households	4,631	38,351	97,556
	2028 Projected Households	4,579	38,072	96,675
	2010 Census Households	4,495	37,279	95,212
	2000 Census Households	4,471	36,880	93,925
	1990 Census Households	4,378	34,117	88,140
	Historical Annual Growth 1990 to 2000	0.21%	0.78%	0.64%
	Historical Annual Growth 2000 to 2010	0.05%	0.11%	0.14%
	Estimated Annual Growth 2010 to 2023	0.22%	0.21%	0.18%
	Projected Annual Growth 2023 to 2028	-0.23%	-0.15%	-0.18%
	Population per Household	2.35	2.25	2.28
Population by Race	White	89.4%	87.7%	86.1%
	Black or African American	1.0%	2.9%	3.6%
	Asian & Pacific Islander	3.4%	2.5%	2.8%
	Other Races	3.2%	4.0%	4.5%
	Hispanic Population	3.0%	2.9%	3.0%
Income	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
Education (Age 25+)	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%
Business	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
	Residential Population per Business	20.60	22.89	26.84

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.