



### SIZE

112,300 square feet

### DEMOGRAPHICS

| 1 mile                       | 3 mile | 5 mile  |
|------------------------------|--------|---------|
| <b>Population</b>            |        |         |
| 10,847                       | 95,528 | 225,659 |
| <b>Households</b>            |        |         |
| 4,620                        | 41,981 | 98,176  |
| <b>Median HH Income (\$)</b> |        |         |
| 80,577                       | 73,578 | 76,884  |

### MAJOR TENANT(S)

Kloss Furniture  
Walgreens



### LOCATION

5764-5796 S. Lindbergh Boulevard | St. Louis, MO 63123

### PROPERTY HIGHLIGHTS

- More than 95,500 residents in the three-mile trade area with an average household income over \$95,800
- South Oaks Plaza is located close to Anheuser-Busch, Energizer Holdings, The Doe Run Company and Ameren Missouri Power some of the area's largest employers.
- Located on Lindbergh Boulevard, a major commercial thoroughfare in the trade area and benefits from close proximity to Interstate 55 and 270
- The Shopping center also benefits from the surrounding development in areas like Sunset Hills - Friendship Village, Sunset Reserve, Vistas at Stone Castle, Gates Manor and Manors at Lynstone Park.

### LEASING CONTACT

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### MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



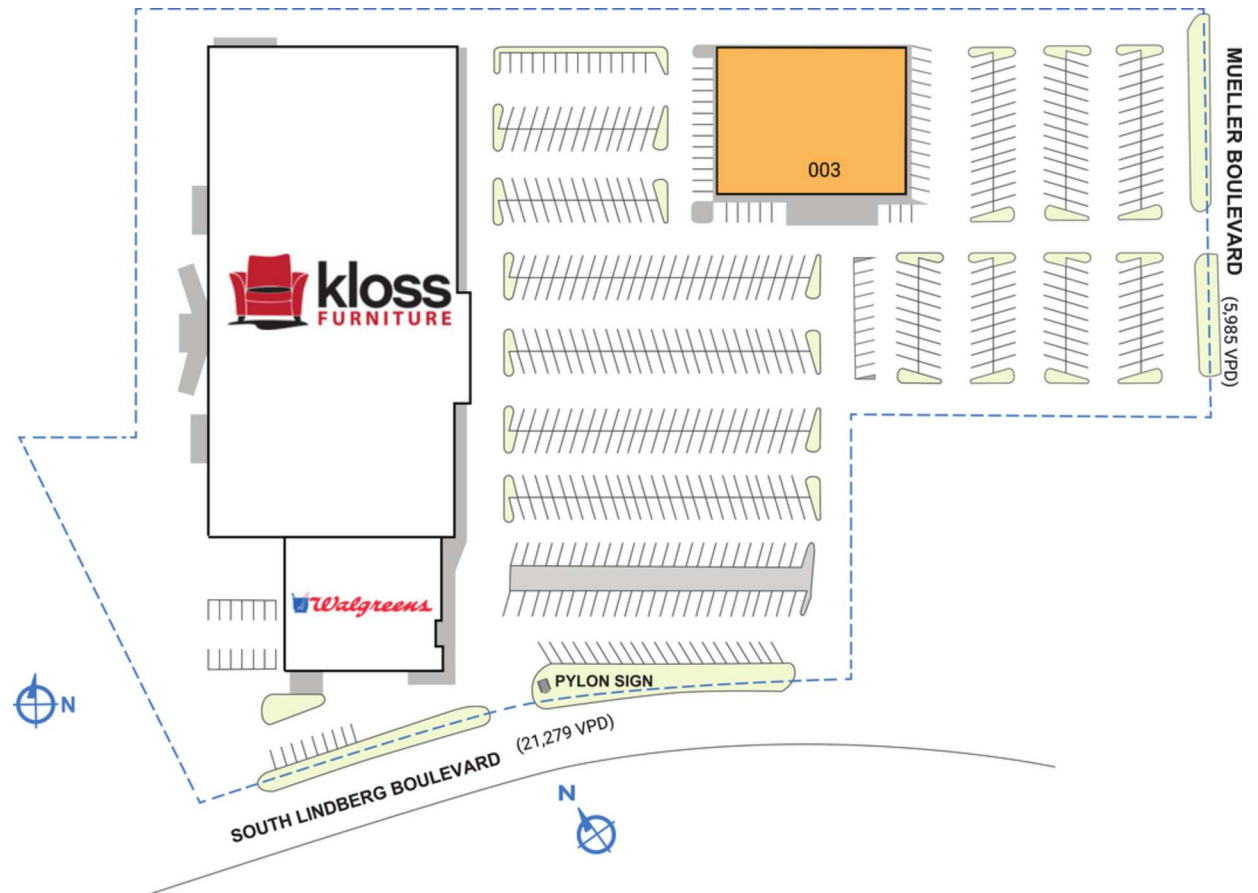
# SOUTH OAKS PLAZA

5764-5796 S. Lindbergh Boulevard | St. Louis, MO 63123

| SPACE         | TENANT          | SQ. FT.   |
|---------------|-----------------|-----------|
| 001           | Walgreens       | 14,000 SF |
| 002           | Kloss Furniture | 80,000 SF |
| 003           | AVAILABLE       | 18,300 SF |
| TOTAL SQ. FT. |                 | 112,300   |

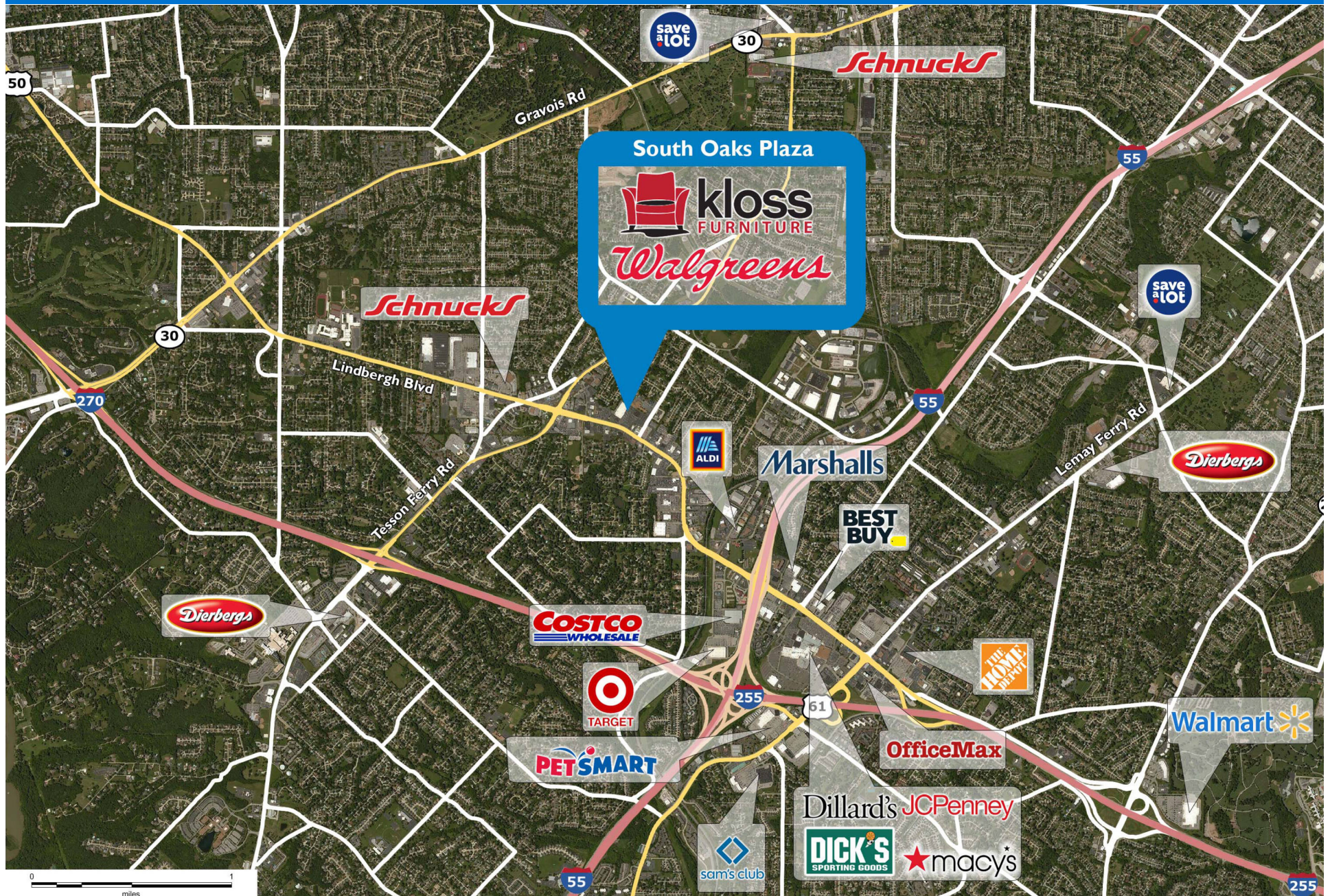
| SITE LEGEND                                                                                                                                         |                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available                | <span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied       |
| <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied) | <span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others |
| <span style="border: 1px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary                                      |                                                                                                                                          |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# SOUTH OAKS PLAZA

5764-5796 S. Lindbergh Boulevard | St. Louis, MO 63123



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.523761

Longitude: -90.348573

| South Oaks Plaza<br>St. Louis, MO |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-----------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                        | Q4 2023 Estimated Population          | 10,847           | 95,528           | 225,659          |
|                                   | 2028 Projected Population             | 10,700           | 94,795           | 223,360          |
|                                   | 2010 Census Population                | 10,292           | 92,019           | 220,935          |
|                                   | 2000 Census Population                | 10,243           | 92,010           | 221,666          |
|                                   | 1990 Census Population                | 10,082           | 89,864           | 220,180          |
|                                   | Historical Annual Growth 1990 to 2000 | 0.16%            | 0.24%            | 0.07%            |
|                                   | Historical Annual Growth 2000 to 2010 | 0.05%            | 0.00%            | -0.03%           |
|                                   | Estimated Annual Growth 2010 to 2023  | 0.38%            | 0.27%            | 0.15%            |
|                                   | Projected Annual Growth 2023 to 2028  | -0.27%           | -0.15%           | -0.20%           |
|                                   | Median Age                            | 43.8             | 43.9             | 43.5             |
| Households                        | Q4 2023 Estimated Households          | 4,620            | 41,981           | 98,176           |
|                                   | 2028 Projected Households             | 4,556            | 41,647           | 97,108           |
|                                   | 2010 Census Households                | 4,458            | 40,895           | 96,064           |
|                                   | 2000 Census Households                | 4,382            | 40,123           | 94,684           |
|                                   | 1990 Census Households                | 4,140            | 37,151           | 89,327           |
|                                   | Historical Annual Growth 1990 to 2000 | 0.57%            | 0.77%            | 0.58%            |
|                                   | Historical Annual Growth 2000 to 2010 | 0.17%            | 0.19%            | 0.14%            |
|                                   | Estimated Annual Growth 2010 to 2023  | 0.26%            | 0.19%            | 0.16%            |
|                                   | Projected Annual Growth 2023 to 2028  | -0.28%           | -0.16%           | -0.22%           |
|                                   | Population per Household              | 2.31             | 2.26             | 2.26             |
| Population by Race                | White                                 | 88.8%            | 87.3%            | 85.4%            |
|                                   | Black or African American             | 1.4%             | 2.9%             | 4.1%             |
|                                   | Asian & Pacific Islander              | 3.7%             | 2.8%             | 2.9%             |
|                                   | Other Races                           | 3.4%             | 4.0%             | 4.5%             |
|                                   | Hispanic Population                   | 2.7%             | 3.0%             | 3.1%             |
| Income                            | Average Household Income              | \$96,433         | \$95,867         | \$103,801        |
|                                   | Median Household Income               | \$80,577         | \$73,578         | \$76,884         |
|                                   | Per Capita Income                     | \$41,488         | \$42,494         | \$45,807         |
| Education (Age 25+)               | Elementary                            | 1.2%             | 2.2%             | 2.1%             |
|                                   | Some High School                      | 3.5%             | 4.0%             | 3.8%             |
|                                   | High School Graduate                  | 24.1%            | 24.9%            | 23.3%            |
|                                   | Some College                          | 23.1%            | 20.4%            | 19.6%            |
|                                   | Associates Degree Only                | 8.2%             | 9.2%             | 9.0%             |
|                                   | Bachelors Degree Only                 | 22.6%            | 25.2%            | 25.9%            |
|                                   | Graduate Degree                       | 17.2%            | 14.2%            | 16.2%            |
| Business                          | Number of Businesses                  | 565              | 3,622            | 7,870            |
|                                   | Total Number of Employees             | 5,255            | 35,305           | 82,625           |
|                                   | Employees per Business                | 9.31             | 9.75             | 10.50            |
|                                   | Residential Population per Business   | 19.21            | 26.37            | 28.67            |

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