7654 Natural Bridge Road
Normandy, Missouri

Site Summary
- Located within an “Opportunity Zone”
- Local, state, or other third-party development incentives may be available
- Approximately 10.42 acres total
- Only 5 miles from St. Louis Lambert International Airport and 10 miles from downtown St. Louis
- Located half mile east of University of Missouri-St. Louis campus
- The immediate area has significant daytime professional population
- +/- 62,197 SF of existing living (assisted living and dormitory), administration, chapel, and dining space
- Natural Bridge Road frontage (13,469 ADT)

Vision
The sellers envision the redevelopment of the property to possibly include multifamily residential for seniors, multi-generational households, students, or young professionals; health care; commercial; retail; office; institutional; or possibly your own vision for a development that has long-term financial sustainability. The redevelopment of the site may or may not include the re-purposing of the existing buildings.
About the Area Surrounding the Property

The Sisters of the Good Shepherd property is located in Normandy, only 5 miles from the St. Louis Lambert International Airport, just east of the University of Missouri – St. Louis 350-acre campus.

The site is well located with immediate access to the region’s major transportation systems including the I-170 and I-70 full diamond interchanges as well as the MetroLink Train Station. A significant number of restaurants, retail stores, banking establishments, and health care providers are located in close proximity to the property. This property represents a great redevelopment opportunity in a highly desirable location.

Strategically Located in the University Square District

The University Square District aims to expand the economic development activities in the area surrounding the University of Missouri – St. Louis (UMSL) campus. The District’s 62,000 jobs, 11,000 UMSL students, 2,500 UMSL faculty and staff, and 2,900 daily MetroLink commuters contribute to the market potential and redevelopment opportunities for this property. Local, state or other third-party incentives may be available depending on the scope of the project and nature of the proposed development.

Request for Proposal

We are seeking qualified parties who may be interested in this outstanding redevelopment opportunity. A Request for Proposal is available for review upon request. The RFP document includes detailed site/building information, demographics and solicitation deadlines.

To receive a Request for Proposal or for more information, see the “Contact Information” section below.

Contact Information

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