NET LEASE PROPERTY FOR SALE

Vacant Denny's | St. Louis, MO

11266 MIDLAND BLVD, ST. LOUIS, MO 63114

Marcus & Millichap
PAINE RESTAURANT GROUP

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Activity ID #ZAG0060472

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VACANT DENNY'S | ST. LOUIS, MO

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PROPERTY SUMMARY

Net Lease Property For Sale

Price: $750,000

Building Size: 3,650 SF

Lot Size: 1 Acre

Year Built: 2000

Marcus & Millichap is pleased to offer for sale the vacant Denny's located at 11266 Midland Boulevard in St. Louis, Missouri. This freestanding building will be delivered vacant at the close of escrow, providing immediate flexibility for new ownership to occupy, renovate, or reposition the asset for various retail, restaurant, or service-based uses. The availability of a recognizable, second-generation restaurant facility presents a rare opportunity for an owner-operator to secure a move-in-ready space with minimal disruption and redevelopment delays.

The property is situated in the heart of a high-density residential and employment corridor within the St. Louis metropolitan area. Located at a prominent intersection, it benefits from a combined daily traffic volume of nearly 20,000 vehicles. Demographically, the site lies within one of St. Louis's most densely populated suburban zones, with over 92,000 residents within a three-mile radius. This population density supports a wide range of retail, foodservice, and essential service uses, particularly those that benefit from repeat local visitation and high visibility from passing traffic. Additionally, the property is just 15 minutes east of St. Louis Lambert International Airport. In 2024 alone, St. Louis Lambert served nearly 15.95 million passengers, marking the highest traffic level in over two decades and a 7.1 percent year-over-year increase. Businesses in the airport trade area benefit from steady demand driven by travelers, airport employees, logistics providers, rental car services, and business professionals seeking food and service options while in transit.

Do Not Disturb Tenant

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Property Highlights

- Vacant Owner-User Opportunity | Deliverable as Vacant Upon Close of Escrow
- Dense Residential and Employment Corridor with Three-Mile Population of Over 92,000 Residents
- Prime Signalized Hard Corner with Excellent Visibility Along US-67 (12,000+ VPD) and Midland Boulevard (7,000+ VPD)
- Located Strategically Between Several St. Louis Neighborhoods (Maryland Heights, St. Ann, Overland, Breckenridge Hills and St. John)
- Located within 15 Minutes of St. Louis International Airport | Over 15 Million Passengers Annually

1953
Founded

65,000+
Employees

1,600+
Locations

Spartanburg, SC
Headquarters

Denny's Corporation is one of America's most recognized full-service family dining chains. Founded in 1953 in Lakewood, California, the brand has grown from a small coffee shop into a global presence with over 1,600 locations across the United States and internationally. Denny's is best known for its signature Grand Slam breakfast, a variety of classic diner-style meals, and its commitment to providing value-priced menu items that appeal to families, travelers, and late-night diners. Unlike many competitors, Denny's restaurants are open 24/7, 365 days a year. The company operates through a combination of corporate-owned and franchised locations, with a significant focus on franchise growth to expand its footprint. Headquartered in Spartanburg, South Carolina, Denny's continues to evolve its menu offerings and guest experience to remain a staple in the casual dining industry.

Advanced Demographic Summary

St. Louis has shown sustained population density and resilience over the past decade, reinforcing its position as a major urban and economic center in the Midwest. Although the population within a three-mile radius of the property has experienced a slight decline, the five-mile radius has demonstrated steady growth. From 2010 to 2024, the population increased from 173,812 to 178,907 residents. This trend toward population growth is supported by rising income levels. In 2024, the average household income within the three-mile radius was $89,809, compared to $103,691 within the five-mile radius. Further enhancing the area's commercial attractiveness is a daytime population of 148,104 within a three-mile radius and an impressive 322,201 within five miles. This signifies a substantial workforce and commuter traffic essential for retail and service-based operations. While St. Louis may not experience the rapid growth seen in some emerging markets, its stable population base, increasing incomes, and well-established infrastructure provide a solid foundation for long-term investment.

Traffic Counts: US-67 & Midland Blvd

This property has frontage along US-67, a major north-south route in St. Louis, with an average daily traffic count of 12,398 vehicles. The intersecting street, Midland Boulevard, sees an additional 7,002 vehicles per day. Located at a prominent signalized hard corner, the site offers excellent visibility and accessibility, benefiting from steady traffic throughout the day. This high-exposure location attracts consistent patronage from both local residents and pass-through travelers.

Property Information

- Regional Map
- Local Map
- Retailer Map
- Aerial Map
- Property Photos

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REGIONAL MAP

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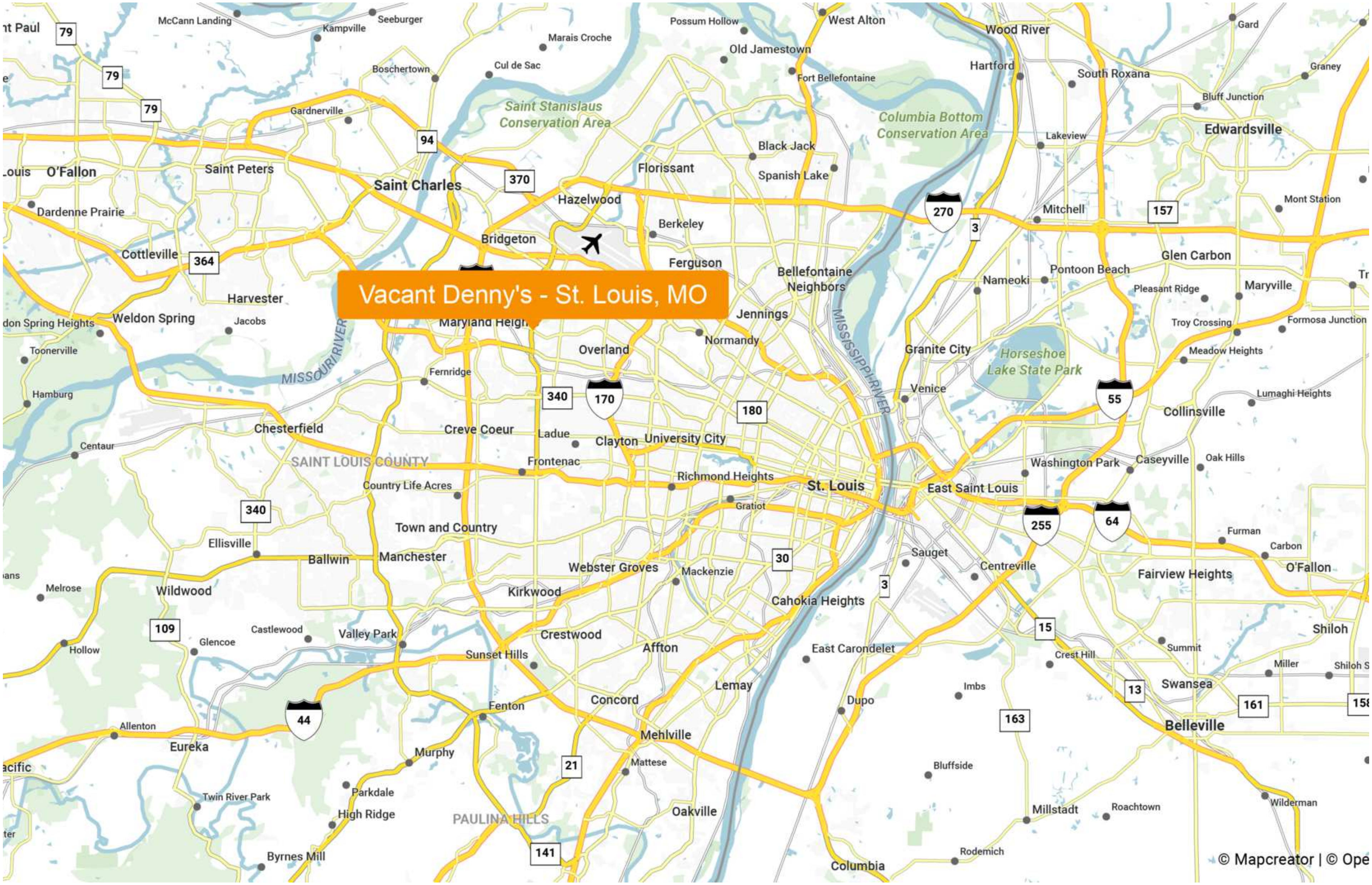

LOCAL MAP
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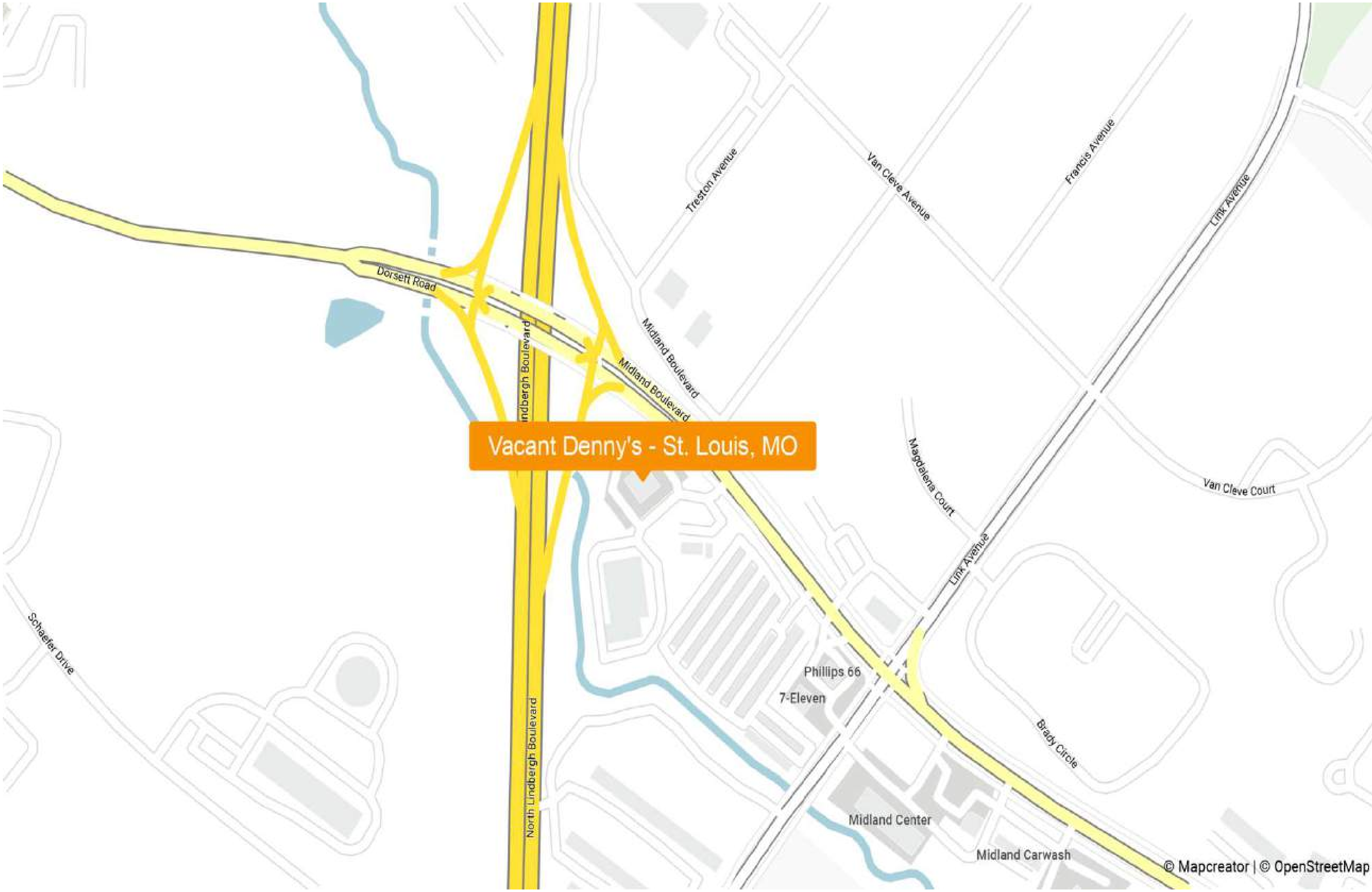

RETAILER MAP

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AERIAL MAP

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AERIAL MAP

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PROPERTY PHOTOS
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PROPERTY PHOTOS

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Market Overview

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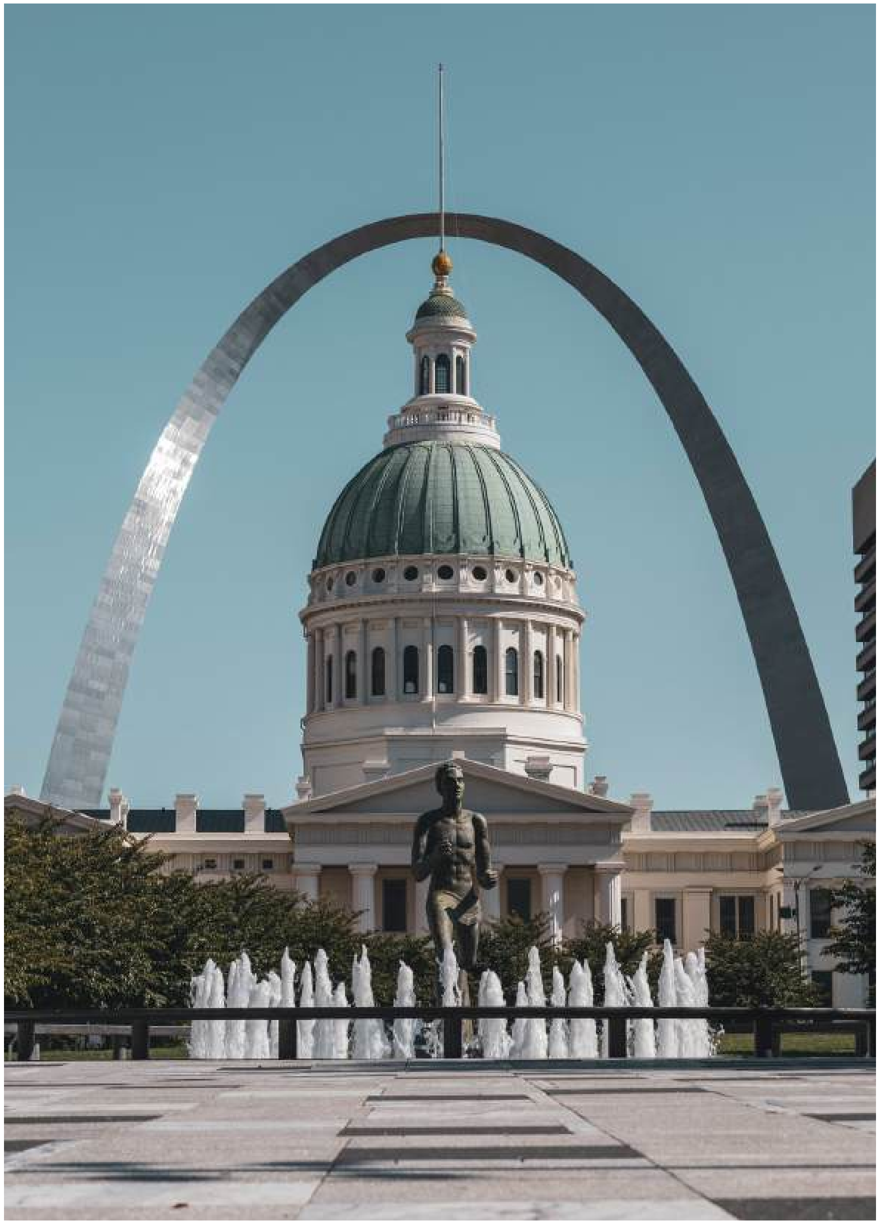
ST. LOUIS

Known for its iconic Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun. St. Louis is the most populous county, with 992,100 people. The city of St. Louis contains around 307,000 citizens and is the only city in the metro with a population of more than 100,000 residents. In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The $1.7 billion 97-acre campus is set to be completed in 2025. St. Louis is also home to the Federal Reserve Bank of St. Louis.



METRO HIGHLIGHTS

CENTRAL LOCATION

The central U.S. location and Mississippi River accessibility allow for fast access to markets, both domestically and internationally.

EXCELLENT TRANSPORTATION SYSTEM

The St. Louis metro has extensive freight, rail, air and sea transportation systems, facilitating the shipping and distribution of goods worldwide. Additionally, the light rail system offers public transportation to the airport.

AFFORDABLE COST-OF-LIVING

Home prices are substantially below other large markets in Midwestern states, as well as the overall U.S. average.

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MARKET OVERVIEW

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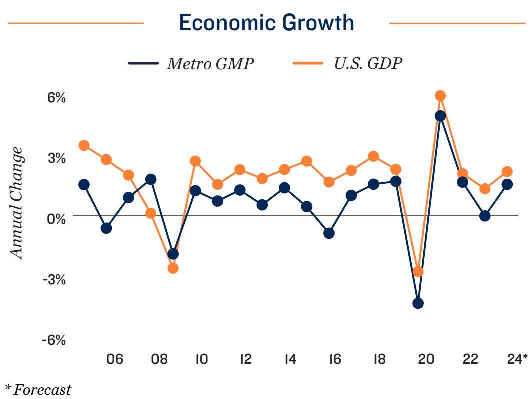
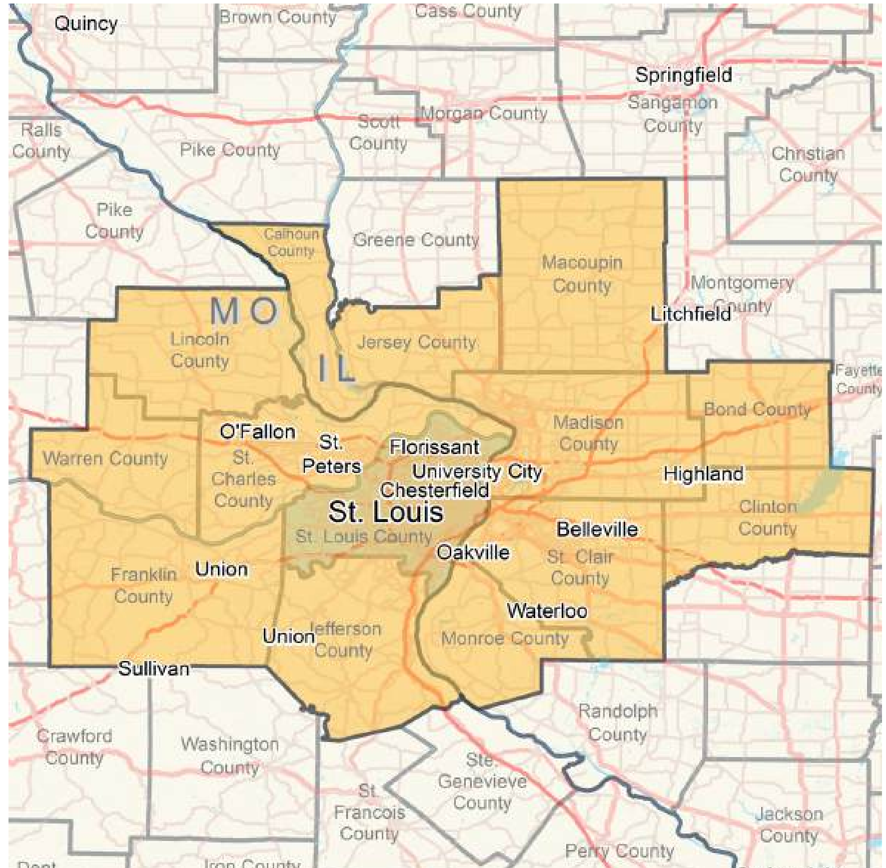
ECONOMY

- St. Louis is highly ranked for its logistics infrastructure, bolstered by its central location and easy access to major waterways. It is a significant inland port.
- The region is emerging as a large financial services center, with seven Fortune 500 companies headquartered there: Centene Corp., Emerson Electric, Reinsurance Group of America, Jones Financial, Olin, Ameren and Graybar Electric.
- Government entities pursue business developments and provide resources for startups, along with incubators, with guidance and low-cost office and lab space.



MAJOR AREA EMPLOYERS

- Boeing
- Firestone Holdings LLC
- Essence Healthcare Inc.
- Saint Louis University
- Heartland Coca-Cola Bottling Co.
- World Wide Technology Int'l LLC
- Golden Gate Capital
- American Insurance Company
- Barnes-Jewish Hospital
- General Motors LLC



SHARE OF 2023 TOTAL EMPLOYMENT

8% MANUFACTURING	16% PROFESSIONAL AND BUSINESS SERVICES	11% GOVERNMENT	10% LEISURE AND HOSPITALITY	7% FINANCIAL ACTIVITIES
19% TRADE, TRANSPORTATION, AND UTILITIES	5% CONSTRUCTION	19% EDUCATION AND HEALTH SERVICES	2% INFORMATION	4% OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point

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DEMOGRAPHICS

- The metro is expected to see population growth over the next five years, supporting steady household formation with an approximate 20,400 additions.
- A median home price below the national level has produced a homeownership rate of over 70 percent, which is well above the national rate of 64 percent.
- Roughly 33 percent of residents hold a bachelor's degree or higher; 14 percent have also earned a graduate or professional degree.

POPULATION
2.8M
Growth 2023-2028*
1.4%

HOUSEHOLDS
1.2M
Growth 2023-2028*
1.7%

MEDIAN AGE
39.9
U.S. Median
38.7

MEDIAN HOUSEHOLD INCOME
$68,400
U.S. Median
$68,500

2023 POPULATION BY AGE

6%	19%	6%	27%	26%	18%
0-4 YEARS	5-19 YEARS	20-24 YEARS	25-44 YEARS	45-64 YEARS	65+ YEARS

QUALITY OF LIFE

The metro boasts numerous public and private golf courses, more than 100 parks, 200 miles of trails and the Gateway Arch National Park. Many of St. Louis' top attractions — including the Saint Louis Zoo, the Saint Louis Art Museum, the Missouri History Museum and the Municipal Opera — are located in Forest Park. The park features golf courses and athletic fields. The St. Louis Cardinals and the St. Louis Blues are housed in nearby downtown. Lake of the Ozarks is within driving distance, offering destinations for hunting, fishing, camping, hiking and spelunking. There are more than 40 colleges, universities and technical schools in the metro, enrolling around 200,000 students a year. Washington University in St. Louis is highly ranked among U.S. universities.

SPORTS

Baseball	MLB	ST. LOUIS CARDINALS
Ice Hockey	NHL	ST. LOUIS BLUES
Soccer	MLS	ST. LOUIS CITY SC
Football	UFL	ST. LOUIS BATTLEHAWKS
Basketball	NCAA	SAINT LOUIS BILLIKENS

EDUCATION

- UNIVERSITY OF MISSOURI — ST. LOUIS
- SAINT LOUIS UNIVERSITY
- WASHINGTON UNIVERSITY
- WEBSTER UNIVERSITY
- HARRIS-STOWE STATE UNIVERSITY
- ST. LOUIS COMMUNITY COLLEGE

ARTS & ENTERTAINMENT

- CONTEMPORARY ART MUSEUM ST. LOUIS
- GATEWAY ARCH NATIONAL PARK
- SAINT LOUIS ZOO
- SAINT LOUIS SYMPHONY
- SIX FLAGS ST. LOUIS

** Forecast*

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS

Net Lease Property For Sale

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection	6,306	92,226	173,356
2024 Estimate	6,295	92,384	173,907
2020 Census	6,543	96,100	180,918
2010 Census	6,194	93,402	178,812
HOUSEHOLD INCOME			
Average	$73,301	$89,809	$103,691
Median	$64,639	$75,023	$86,306
Per Capita	$33,185	$39,914	$45,298
HOUSEHOLDS			
2029 Projection	2,836	41,484	78,023
2024 Estimate	2,828	41,461	78,021
2020 Census	2,818	41,434	78,030
2010 Census	2,655	40,308	77,160
HOUSING			
Median Home Value	$170,539	$186,634	$227,960
EMPLOYMENT			
2024 Daytime Population	4,306	148,104	322,201
2024 Unemployment	2.04%	1.99%	1.99%
Average Time Traveled (Minutes)	23	23	23
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	2.09%	1.67%	1.46%
Some College (13-15)	32.26%	30.49%	27.17%
Associate Degree Only	19.19%	14.57%	13.69%
Bachelor's Degree Only	7.56%	9.02%	7.83%
Graduate Degree	29.77%	36.18%	41.99%

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DEMOGRAPHICS

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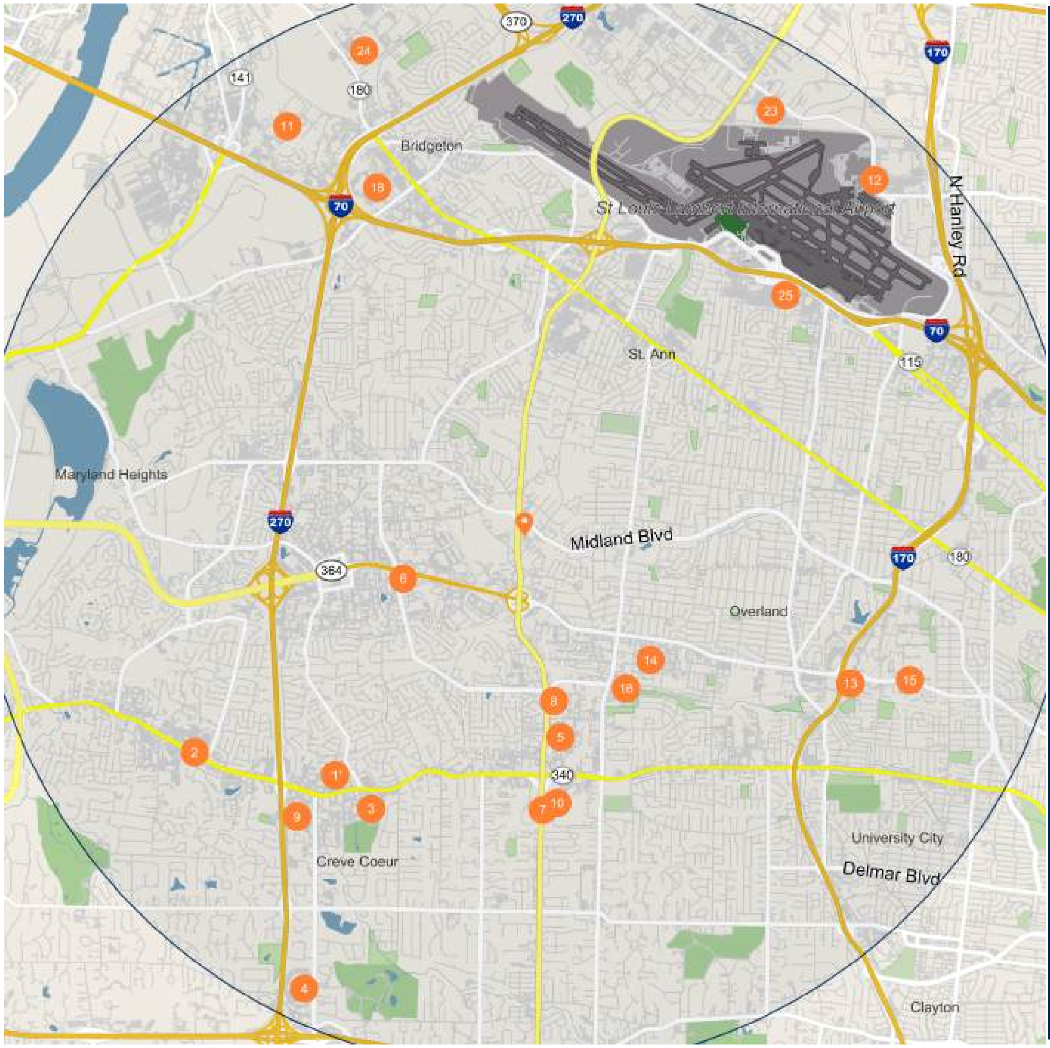

	Major Employers	Employees
1	Vivco Inc-Eci Holdings Company	12,000
2	Randstad Us LP	5,001
3	Bis Administration Inc	5,000
4	Mercy Hospitals E Communities-MERCY HOSPITAL ST LOUIS	4,541
5	Ssm Medical Group Inc	3,730
6	Hogan Dedicated Services LLC-Hogan Transports	3,000
7	Monsanto Technology Llc-Monsanto	3,000
8	Nag LLC	2,300
9	Bernhard Services LLC	1,967
10	Sodexo Management Inc	1,781
11	Idx Holdings Inc-Universal Forest Products	1,718
12	Boeing Service Company-Boeing	1,600
13	Alberici Corporation-Kienlen Constructors	1,500
14	Pretium Packaging LLC	1,489
15	Vjcs Holdings Inc	1,350
16	American Rsdntial Svcs Ind Inc	1,300
17	R3 Safety LLC	1,297
18	Daughters of Charity Services-De Paul Hospital	1,200
19	Bjc Health System-B J C Healthcare	1,110
20	Alberici Constructors Inc	1,000
21	Boeing Company-Boeing	996
22	Boeing Company-Boeing	996
23	GKN Aerospace St Louis LLC	900
24	Hussmann Corporation-Hussmann Refrigeration	899
25	Ascension Health Alliance-Ascension Healthcare	897