



Commercial Real Estate

# Dick's Sporting Goods opens soon at Edwardsville retail site, followed by new coffee chain



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The Dick's Sporting Goods anchoring a \$70 million retail development in the Metro East will open soon, to be followed later this year by a national coffee shop chain representing its first Illinois location, the developer said.

The [50,000-square-foot Dick's store under construction](#) at Orchard Town Center in Glen Carbon, on the border of Edwardsville, is scheduled to open this spring, said Tim Lowe, senior vice president of development for the Overland-based developer behind the project, The Staenberg Group.

The opening of the largest retail development yet at Orchard Town Center will mark a major milestone in the 52-acre project, Lowe said. The project, located at the site of a former orchard at Troy Road and Governor's Parkway, first [started construction in 2021](#). The site has three to four retail spaces in a 12,000-

square-foot retail plaza constructed next to Dick's that are intended to be leased and occupied once Dick's opens and brings its customers to the site, Lowe said.



Dick's  
MIKE MOZART

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A representative of Dick's said the sporting-goods chain wasn't sharing any more details on the timing of its opening date. The new store format used for the Glen Carbon location "completely revolutionizes the most typical 50,000 square foot store and will incorporate a variety of new features and product assortment," the spokesperson said.

The new store format, which Dick's refers to as its "50K" line of stores, debuted with 16 stores that were scheduled to open in 2024, 12 relocations or remodels and four new stores.

The development signed on its latest tenant, coffee shop chain Dutch Bros, which is anticipated to start construction later this year to open in late summer, Lowe said. In August, Panda Express purchased the property at 2337 Troy Road for \$1.5 million from TSG for one of its fast-food restaurants, according to data firm Reonomy. The restaurant, already under construction, will also open by summer, Lowe said.



A Dutch Bros Coffee location is shown in Jacksonville, Florida. The brand is new to Illinois and new to the St. Louis region.

DUTCH BROS

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Those latest signees add to the current roster of businesses open at the site's outlots. Olive Garden, Chick-Fil-A, Club Car Wash and Plaza Tire Service are already operating. Panda Express will take the outlot next to Chick-Fil-A. Michigan-based big-box retailer Meijer will anchor the project with one of its massive store developments, with Dick's as the junior anchor.

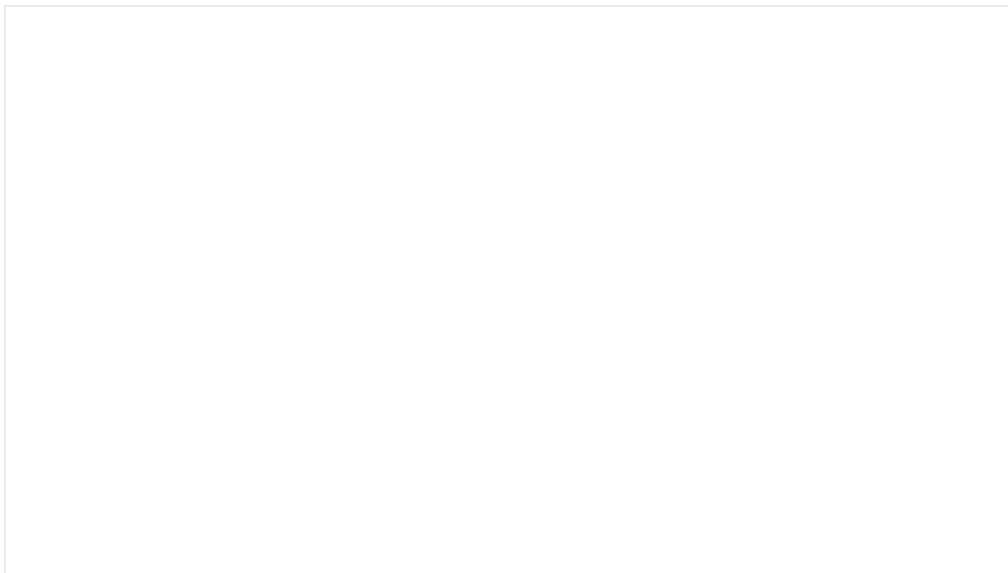
When choosing tenants for the site, The Staenberg Group has taken care to identify tenants that did not already exist in the Glen Carbon-Edwardsville market or were unique or newer to the region, such as Meijer and Dutch Bros, Lowe said.

So far the strategy has worked, even for the tenants that chose to open ahead of the anchor stores that might have drawn more traffic. Chick-Fil-A and [Olive Garden](#) in particular have been successful, Lowe said.

Dutch Bros (NYSE: BROS), a drive-thru coffee concept based out of Grants Pass, Oregon, has more than 800 stores in 16 states. The [planned Dutch Bros in Glen Carbon](#) would be the chain's first location in the St. Louis region and its first in Illinois.

Dutch Bros took a ground lease on the lot at the end of the line of outlots by Dick's. Since Dutch Bros takes less space than some outlot occupants, one outlot has been divided into two sites, Lowe said.

Following Dick's, Panda Express and Dutch Bros are expected to be the major developments opening at the site in the coming year, Lowe said.



This site plan shows which outlots and development sites are taken at Orchard Town Center, and which are still available.

TSG

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The biggest anchor store planning to open at the site, grocery superstore and general merchandiser Meijer, originally [signed on in May 2022](#) to open its first St. Louis-area store at the development. It later changed plans and said it would [time construction to build two stores at once](#), one in Glen Carbon and one in O'Fallon, Illinois.

The grocery superstore chain has taken a big step toward eventual construction at Orchard Town Center by filling in the mines that sit below the site of its future store, Lowe said. Like the entire Glen Carbon-Edwardsville retail corridor, abandoned coal mines sit about 100 feet below the surface at Orchard Town Center. Some stores, especially grocery stores that might have a lot of plumbing, choose to fill in the mines below their sites in a process called "grouting." Meijer has done that and is nearly finished with the process, although Lowe deferred to the grocery store chain for an update on its progress.

Representatives of Meijer did not immediately respond to a request for comment on the pending Glen Carbon store.

The building next to Dick's, with three or four possible tenant spaces, does not yet have any signed tenants, Lowe said. The developer is "close on three good tenants," he said, specifying them as food, retail, and "fun food."

The developer is also close to signing two tenants for the spaces in another retail building next to the area that will become the development's park and trail connection, Lowe said. Both of those would be food categories that are not

represented anywhere else on the site, he said. As designed, the restaurant patios would line up with the park that will be built there.

## THE LIST

### St. Louis' largest commercial developers

Local Square Feet Completed or Under Construction in 2024

Rank	Prior Rank	Firm / Prior Rank (*not ranked)
1	1	CRG
2	2	Keeley Properties
3	3	TriStar Properties

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The rest of the outlots remain unsigned, and TSG will look to finish lining up tenants for those sites in 2025, Lowe said.

“We never intended to go in and just immediately fill it out. We wanted to be very strategic about our leasing effort and make sure that we were accommodating new-to-market tenants that weren’t in the market today,” Lowe said. “So we’ve been very selective on the tenants that we’ve chosen, because we want to make sure that what we bring into Orchard Town Center complements the existing retail in the market.”

The property that became the development, which until its redevelopment had remained in its natural state but was surrounded by shopping centers, is [perhaps the last ground-up retail shopping center that will be developed in St. Louis](#), Lowe has said. The Staenberg Group, led by developer Michael Staenberg, is one of the region's [largest commercial developers](#) and [retail property management firms](#) and has redeveloped other areas, especially in Chesterfield. The firm is currently [demolishing Chesterfield Mall](#) to create a [massive downtown walkable area called Downtown Chesterfield](#). TSG also redeveloped an outlet mall in Chesterfield as The District entertainment area, with The Factory concert venue and The Hub outdoor plaza.

## THE LIST

### St. Louis' largest retail property management firms

Local Leasable Retail Sq. Ft. Under Management

<b>Rank</b>	<b>Prior Rank</b>	<b>Firm / Prior Rank (* not ranked) Website</b>
<b>1</b>	<b>1</b>	CBL Properties Inc.
<b>2</b>	<b>2</b>	The DESCOCO Group
<b>3</b>	<b>3</b>	G.J. Grewe Inc.

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