

BACELINE
GROUP



LOCATION.
commercial real estate

AVAILABLE

SUBWAY

Karma
HAIR & NAILS

Unity

ImpactLife

ASTRA
WAY

MO-141 & ASTRA WAY

ARNOLD, MO



ASTRA WAY

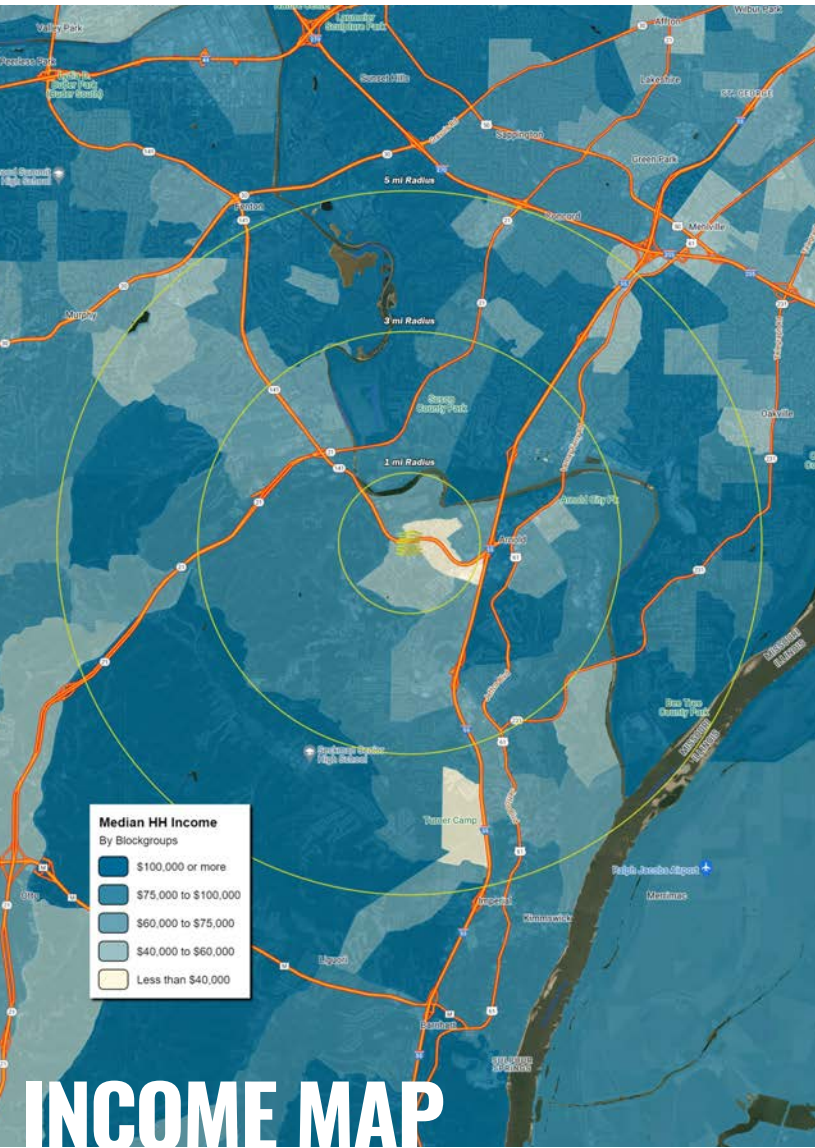
NEIGHBORHOOD VIBE

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INCOME MAP

TRADE AREA OVERVIEW

ARNOLD IS A CITY LOCATED IN JEFFERSON COUNTY, MISSOURI, SITUATED ALONG I-55 AT THE CONFLUENCE OF THE MERAMEC AND MISSISSIPPI RIVERS. IT IS APPROXIMATELY 20 MILES SOUTHWEST OF DOWNTOWN ST. LOUIS, AND THE LARGEST CITY IN JEFFERSON COUNTY KNOWN FOR ITS FRIENDLY COMMUNITY, BEAUTIFUL PARKS, AND EXCELLENT SCHOOLS.

ARNOLD HAS A RICH HISTORY, WITH EVIDENCE OF HUMAN OCCUPATION DATING BACK OVER 10,000 YEARS. EUROPEAN SETTLEMENT BEGAN IN THE EARLY 1800S, AND THE CITY WAS INCORPORATED IN 1972. TODAY, ARNOLD IS A THRIVING COMMUNITY WITH A STRONG ECONOMY, NUMEROUS SHOPPING AND DINING OPTIONS, AND EASY ACCESS TO OUTDOOR RECREATION OPPORTUNITIES.

ONE OF ARNOLD'S MOST POPULAR ATTRACTIONS IS THE ARNOLD RECREATION CENTER, WHICH FEATURES A STATE-OF-THE-ART FITNESS CENTER, INDOOR AND OUTDOOR POOLS, AN ICE RINK, AND A VARIETY OF RECREATIONAL PROGRAMS AND CLASSES. THE CITY IS ALSO HOME TO A NUMBER OF BEAUTIFUL PARKS AND TRAILS, INCLUDING ARNOLD CITY PARK, FERD B. LANG PARK, AND THE MERAMEC GREENWAY TRAIL.

ARNOLD IS SERVED BY THE FOX C-6 SCHOOL DISTRICT, WHICH INCLUDES SIX ELEMENTARY SCHOOLS, TWO MIDDLE SCHOOLS, AND ONE HIGH SCHOOL. THE DISTRICT IS KNOWN FOR ITS HIGH ACADEMIC STANDARDS AND COMMITMENT TO STUDENT SUCCESS. IN ADDITION TO PUBLIC SCHOOLS, ARNOLD IS ALSO HOME TO SEVERAL PRIVATE SCHOOLS, INCLUDING LUTHERAN HIGH SCHOOL SOUTH AND ST. JOHN'S LUTHERAN SCHOOL.

JEFFERSON COLLEGE-ARNOLD IS AN EXPANSION CAMPUS OF JEFFERSON COLLEGE'S MAIN CAMPUS IN NEARBY HILLSBORO, MISSOURI. THE 40,000 SQUARE FOOT CAMPUS OPENED IN 2007 AND IS A TWO-YEAR COLLEGE OFFERING ASSOCIATE DEGREES.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	4,683	46,037	125,530
HOUSEHOLDS	2,025	18,751	50,337
EMPLOYEES	1,011	14,427	33,732
MED HH INCOME	\$56,590	\$80,258	\$87,493

AREA RETAIL | RESTAURANTS

SUBWAY

Dierbergs

LOWE'S

ALDI

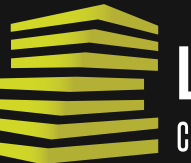
**ROSS
DRESS FOR LESS**

PETSMART

KOHL'S

Schnucks

Walmart

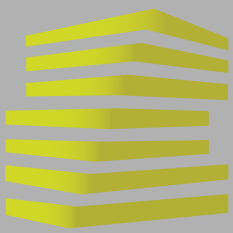


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ASTRA WAY

SITE PLAN

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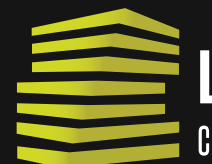
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ASTRA WAY

TENANT ROSTER

1708	DDS DENTURES + IMPLANT SOLUTIONS	3,847
1712	SUBWAY	1,812
1716	AVAILABLE	2,095
1718	KARMA HAIR AND NAILS	1,400
1722	FIRST COMMUNITY CREDIT UNION	2,100
1726	IMPACTLIFE	2,220



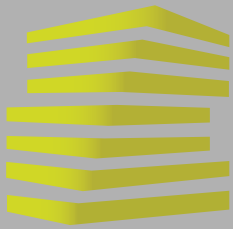
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PHOTOS

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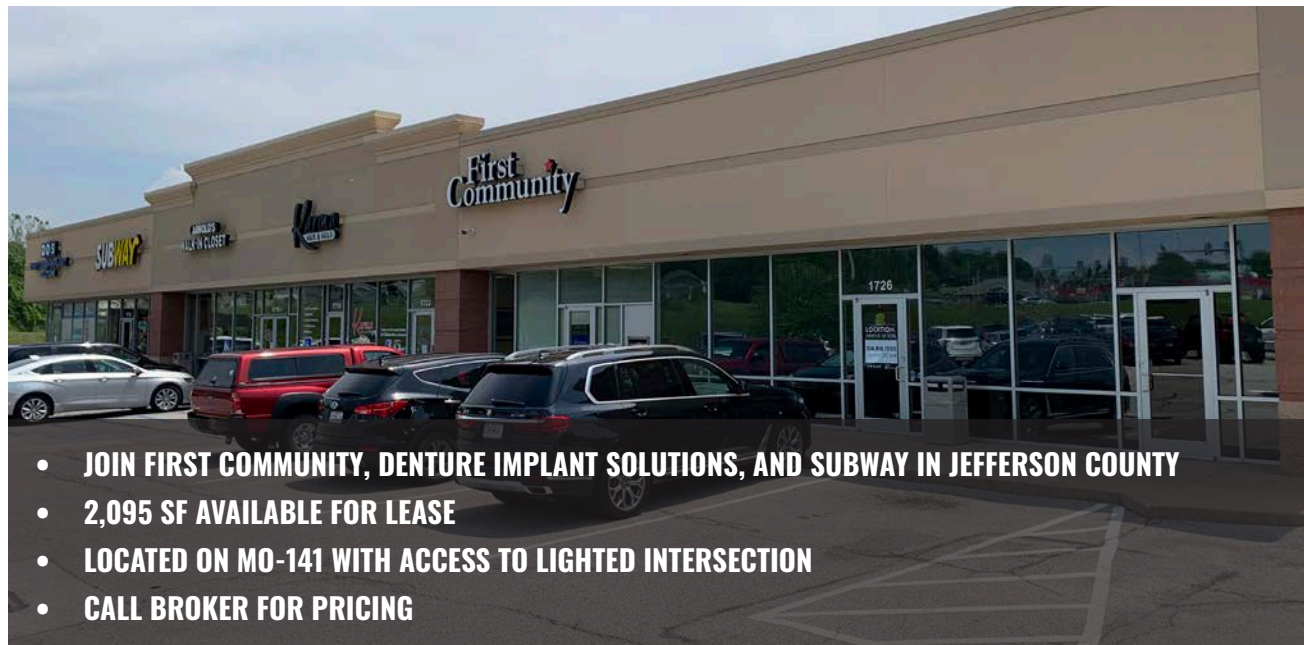
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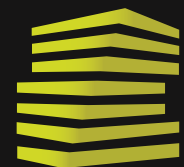
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- JOIN FIRST COMMUNITY, DENTURE IMPLANT SOLUTIONS, AND SUBWAY IN JEFFERSON COUNTY
- 2,095 SF AVAILABLE FOR LEASE
- LOCATED ON MO-141 WITH ACCESS TO LIGHTED INTERSECTION
- CALL BROKER FOR PRICING



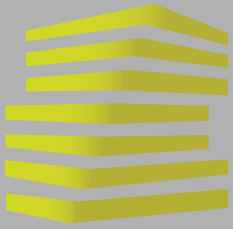
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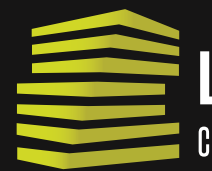
ZOOM AERIAL

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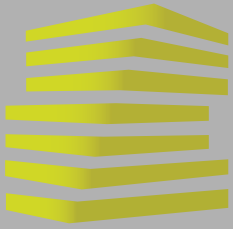
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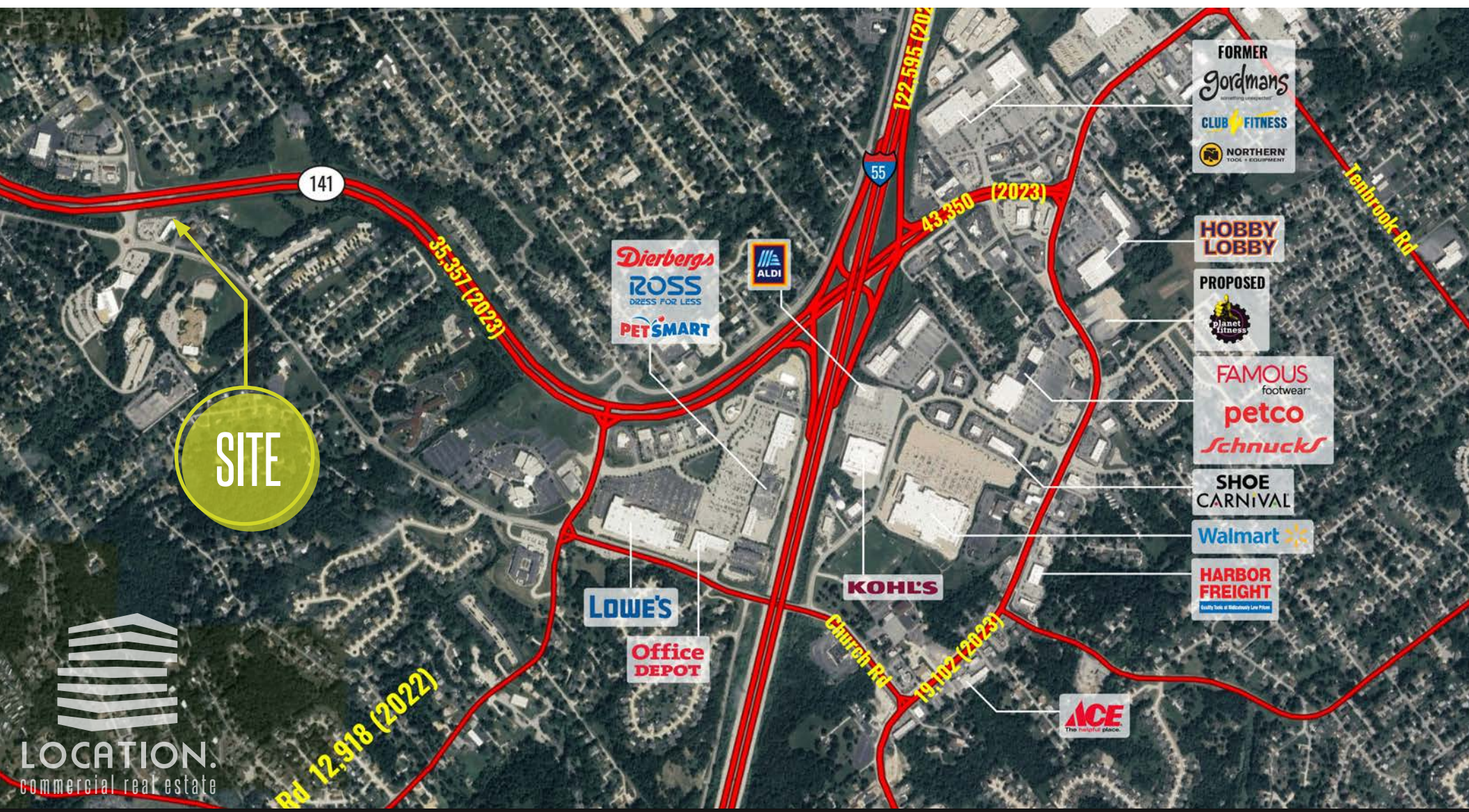
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ASTRA WAY MARKET AERIAL

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