

BACELINE
GROUP



LOCATION.
commercial real estate

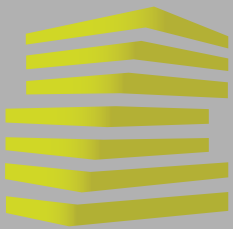
AVAILABLE

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

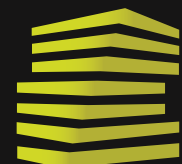
ROSS
DRESS FOR LESS

PETSMART

KOHL'S

Schnucks

Walmart ✱



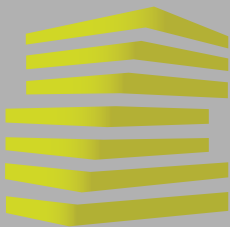
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ASTRA WAY

SITE PLAN

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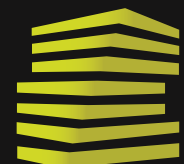
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ASTRA WAY

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

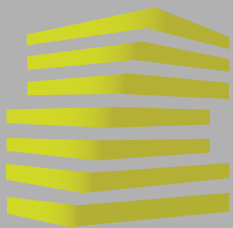


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ASTRA WAY

PHOTOS

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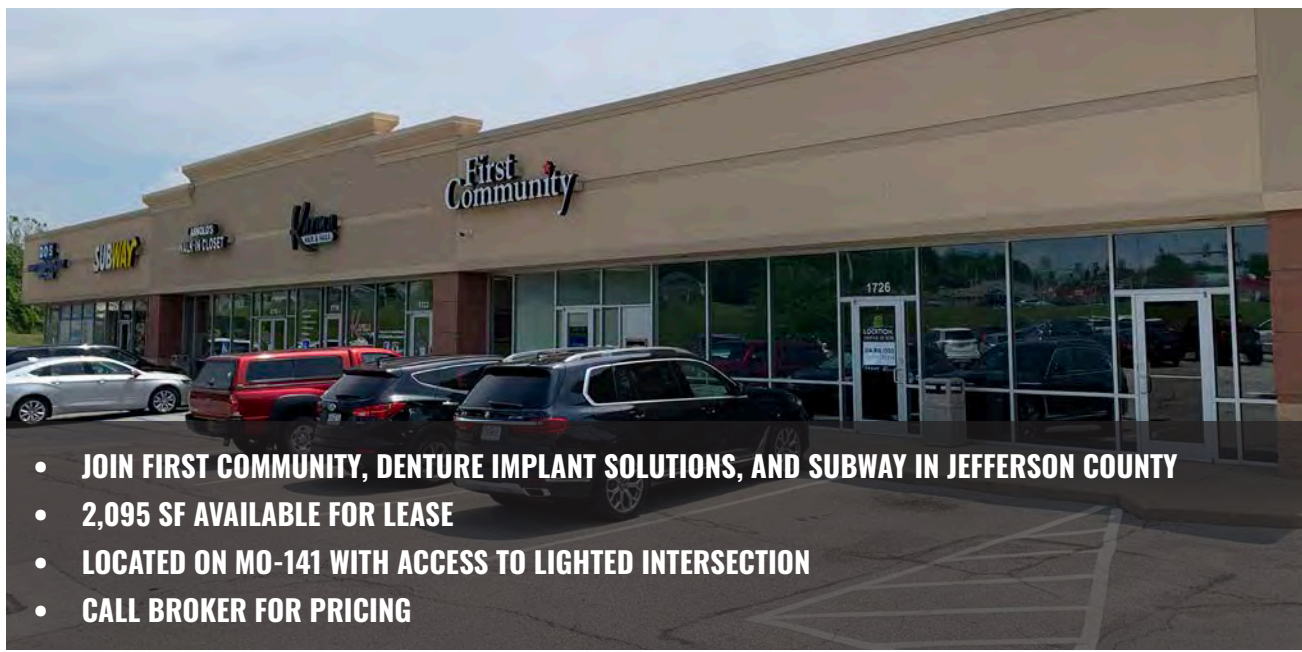
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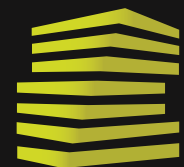
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- JOIN FIRST COMMUNITY, DENTURE IMPLANT SOLUTIONS, AND SUBWAY IN JEFFERSON COUNTY
- 2,095 SF AVAILABLE FOR LEASE
- LOCATED ON MO-141 WITH ACCESS TO LIGHTED INTERSECTION
- CALL BROKER FOR PRICING



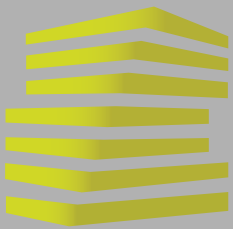
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ASTRA WAY

ZOOM AERIAL

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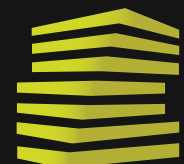
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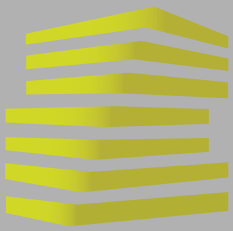
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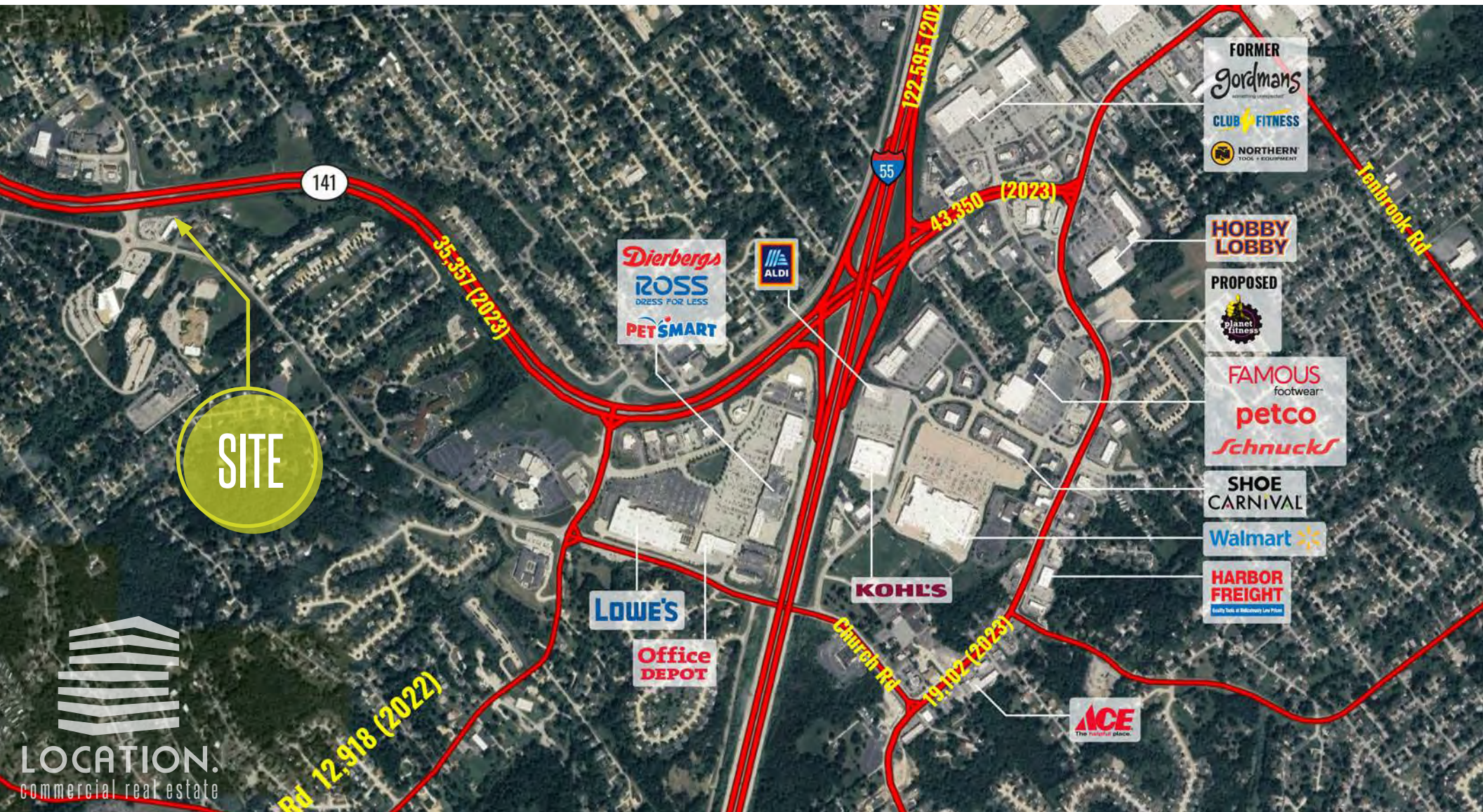
ASTRA WAY MARKET AERIAL

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BACELINE LEASING

NEIGHBORHOOD SHOPPING CENTERS CREATING COMMUNITY VALUE

At Baceline Group, we invest in communities by acquiring and managing Neighborhood Shopping Centers. These centers are home to the businesses we rely on most in our day-to-day lives. By focusing solely on this niche property type and leveraging our comprehensive management approach, we maximize value for investors, tenants, and communities alike.

Since Baceline's inception in 2003, our mission has been to unlock value in this overlooked asset class. Through the Great Recession and COVID-19, Neighborhood Shopping Centers have proven their resiliency and stability time and time again. Our tenant base is the lifeblood of our property operations and a critical component of our firm's success. As an owner of Neighborhood Shopping Centers, we have a unique opportunity to invest in programs and initiatives that make a meaningful impact on our tenants' businesses and the communities in which they serve.

BACELINE ADVANTAGE



Baceline tenants receive access to exclusive, top-of-the-line business resources, convenient tools to automate their businesses, and a dedicated team to support them every step of the way.

TENANT PORTAL

Make Payments Online
Review Charge Schedule
Document & Forms Library

SMALL BUSINESS HUB

Digital Marketing Resources
Small Business Tools & Guides
Industry Best Practices

DEDICATED TEAM

Regional Team Model
Routine Property Visits
Mentor Match Program



CONSTRUCTION
MANAGEMENT



IN-HOUSE
PROPERTY MANAGEMENT



SUSTAINABILITY
TIPS



COMMUNITY
OUTREACH



EVENT
SUPPORT

OUR APPROACH

Baceline takes a strategic, hands-on approach to assure the health and viability of our Neighborhood Shopping Centers. Our Leasing Team operates from deep industry experience and thoughtfully assembles a synergistic mix of businesses to enhance the shopping experience for patrons, drive foot traffic to our centers, and ultimately maximize value to our tenants.

Our portfolio of Neighborhood Shopping Centers is divided into six regions. Every region and property are assigned a Regional Property Manager, Associate Property Manager, Leasing Portfolio Manager, Lease Transaction Manager, and Property Accountant. Every Baceline tenant has a dedicated team they can count on for anything that comes up in their daily operations.

Our collective goal is to provide our tenants with comprehensive support from maintenance requests, billing inquiries, lease renewal/expansion, and much more!

MANAGEMENT REGIONS



OUR PORTFOLIO AT A GLANCE

132

Properties

35

Markets

+4.6M

Leasable Square Feet

+1,450

Tenants

89%

Occupancy Rate

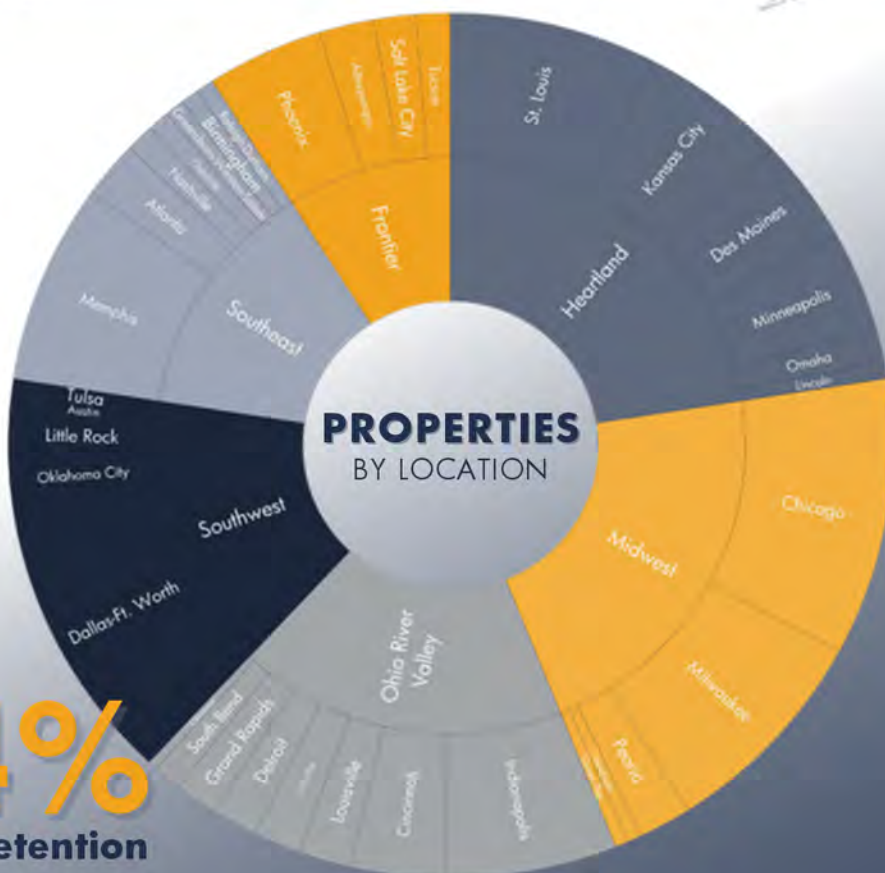
TENANTS

BY USE CATEGORY



PROPERTIES

BY LOCATION



+90%

Small Businesses

84%

Tenant Retention

PROPERTY EVENTS

Baceline tenants have a unique opportunity to take advantage of their brick and mortar businesses and host meaningful events at their physical locations. We believe that dedicating resources and supporting tenant events, particularly those held in partnership with local non-profits and municipalities, advance the vibrancy of our Neighborhood Shopping Centers and surrounding communities. This has been a long-standing, core principle of Baceline's ownership philosophy and landlord mentality.

Our seasoned Property Management team is ready and equipped to provide everything Baceline tenants need to host successful events at their property.

CELEBRATIONS

FAIRS & FESTIVALS

DONATION DRIVES

ENTERTAINMENT

COMMUNITY RESOURCE PROGRAMS

MENTOR MATCH PROGRAM

Baceline tenants have access to a network of over 10,000 certified mentors dedicated to serving business owners and entrepreneurs in over 1,500 communities across the country. Mentors have expertise in all sectors of business and over 25 languages spoken are offered. Tenants can be individually matched with a mentor in their area and specific industry for one-on-one advice absolutely FREE.

Business owners who have worked with a mentor reported the following statics...

55%
INCREASED
REVENUE

99%
REMAINED
IN BUSINESS

18%
AVG BUSINESS
GROWTH

SMALL BUSINESS HUB

Baceline offers a comprehensive array of curated resources in our online Small Business Hub, including templates, guides, articles, webinars, and more. Tailored to the specific needs of businesses across various industries, our goal is to provide targeted assistance and support that aligns with the unique challenges and needs of Neighborhood Shopping Center tenants.

DIGITAL MARKETING
RESOURCES

SMALL BUSINESS
STRATEGIES

BRICK & MORTAR
BUSINESSES

EDUCATIONAL PROGRAMS
& WORKSHOPS

TENANT TESTIMONIAL

Kevin Baker, Owner of Fitness Together

"The feedback that your team provided was amazing. I am still moved at how helpful and supportive everyone at Baceline has been. The action items for consideration provided are great and have good potential to be sound investments. Thank you again for brainstorming discussion and follow up suggestions. I feel very fortunate to have your team supporting our efforts."

FITNESS TOGETHER