

RICHARDSON CROSSING

100 RICHARDSON CROSSING

ARNOLD, MO



LOCATION.
commercial real estate

2,800 SF AVAILABLE
(DIVISIBLE)



WELCOME
Compass Health
Network



RICHARDSON CROSSING

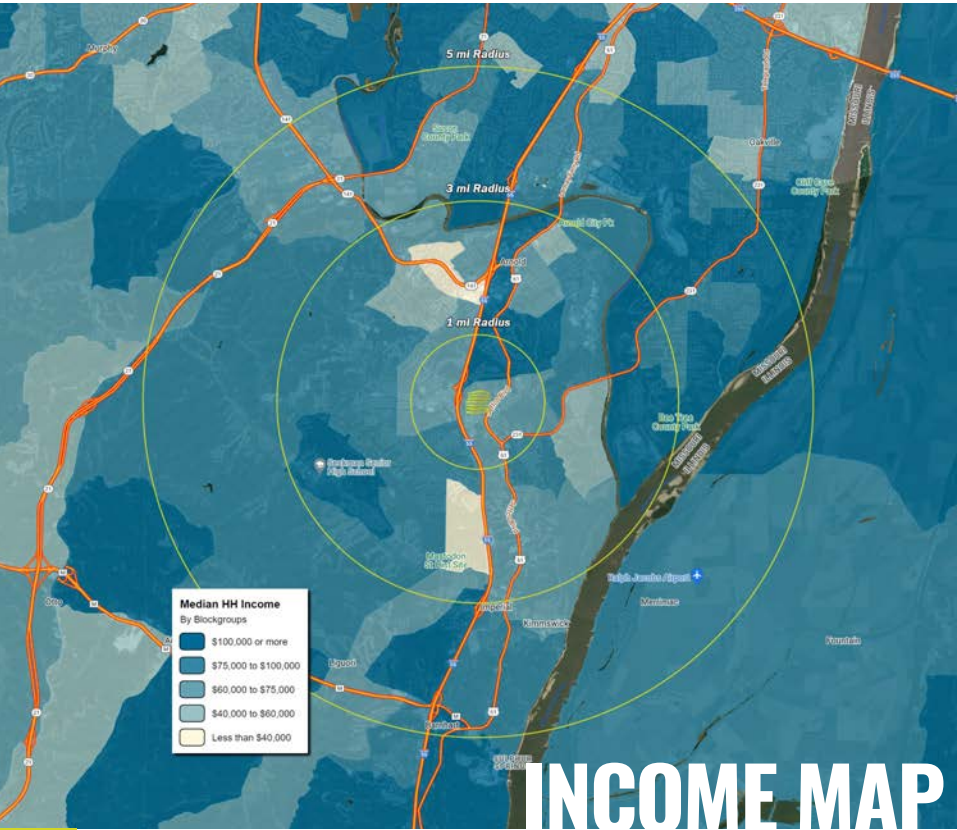
NEIGHBORHOOD VIBE

JOE LODES

BEN WEIS

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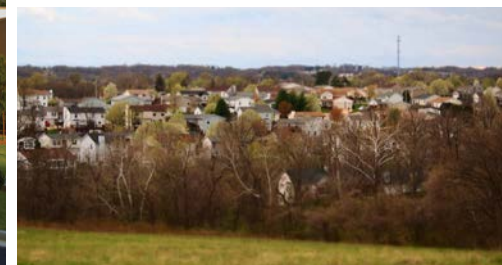
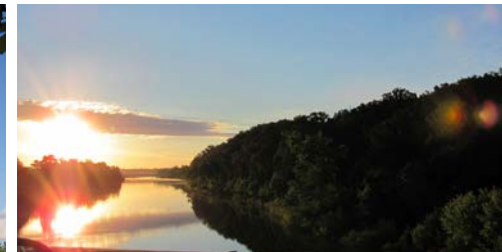
INCOME MAP

ANNUAL DEMOGRAPHICS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		7,370	49,810	95,102
HOUSEHOLDS		2,848	19,325	36,981
AVG HH INCOME		\$90,325	\$101,163	\$117,336

Arnold, Missouri, is a suburban community situated along I-55 at the confluence of the Meramec and Mississippi Rivers. Incorporated in 1972, Arnold has a fantastic small town atmosphere and is 15 miles southwest of St. Louis. With a population of 20,808 and an area of 11.2 square miles, Arnold is the largest city in Jefferson County. Its population is expected to increase 3.5% over the next ten years to 22,435. In 2008, Money magazine ranked Arnold as the 12th best and most affordable city to live in the United States. Arnold is a growing city with new commercial, residential and industrial expansion. The top employers in Arnold include Fox C-6 School District, Convergys Corporation, a customer and information management company, Walmart, LMC Industries, a "state-of-the-art," highly automated, full-service molding company and Metal Container Corporation, a can manufacturing and distributing company.

Arnold is served by Fox C-6 School District. The school district has obtained a perfect score on Missouri's Annual Performance Report for the past five years. Fox High School has received an A+ Designation and the School District has received a "Distinction in Performance" from the State of Missouri for 11 years in a row. 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 with a 2016-2017 total enrollment of 4,742.





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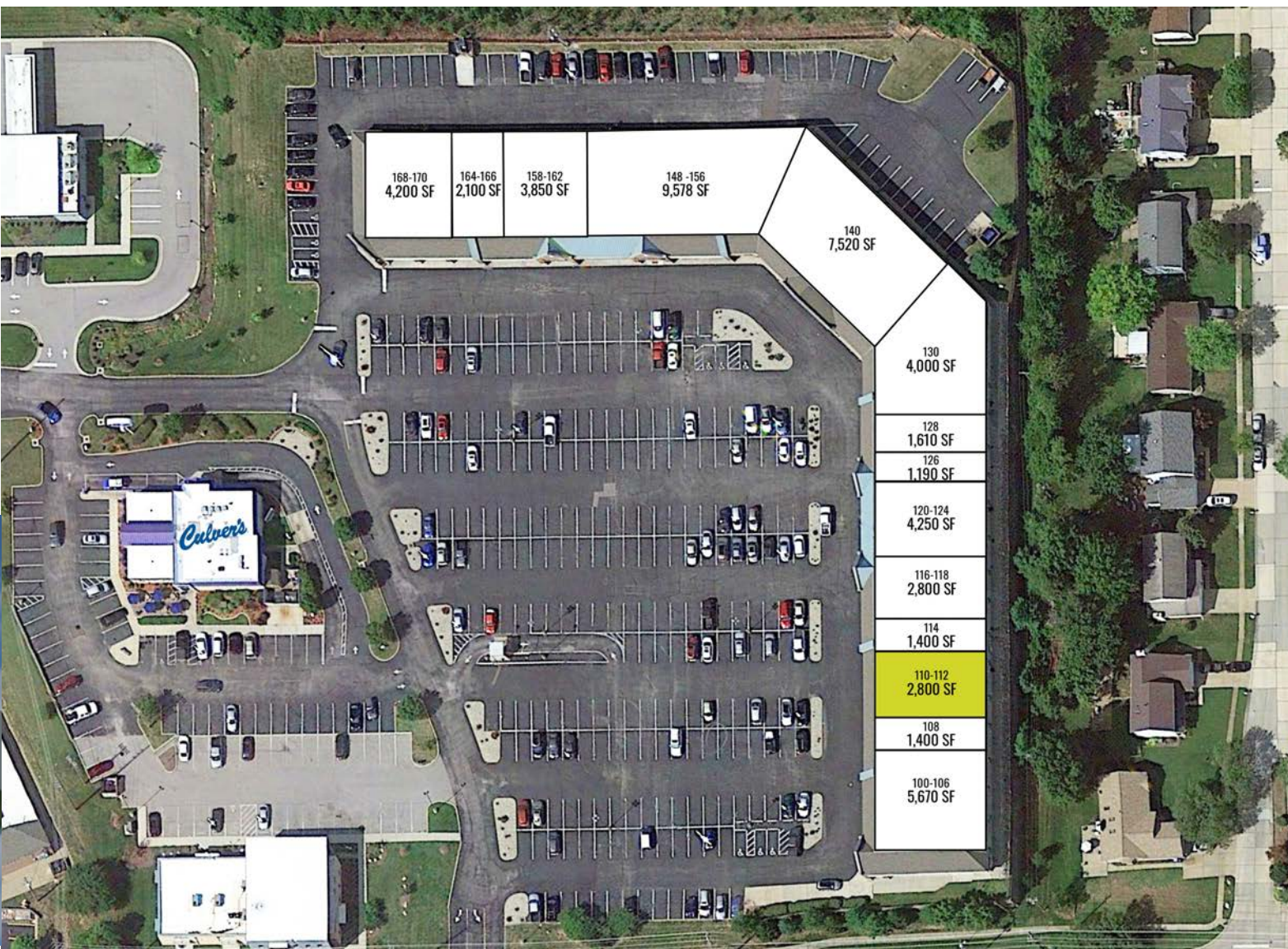
SITE PLAN & DETAILS

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Suite	Tenant	SF
100-106	Davita Dialysis	5,670
108	License Office	1,400
110-112	AVAILABLE	2,800
114	AA Nails	1,400
116-118	Axes PT	2,800
120-124	Arnold Smiles	4,250
126	Shelter Insurance	1,190
128	STL Pizza & Wings	1,610
126		1,190
120-124		4,250
116-118		2,800
114		1,400
110-112		2,800
108		1,400
100-106		5,670
148-156	Compass Health	9,578
158-162	Cora Physical Therapy	3,850
164-166	State Beauty Supply	2,100
168-170	Celeslie's	4,200
140	Missouri Baptist	7,520
130	Forefront Dermatology	4,000
130		4,000
140		7,520
148-156		9,578
158-162		3,850
164-166		2,100
168-170		4,200

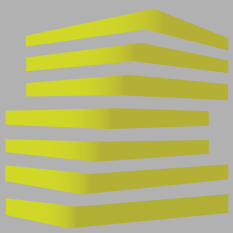


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MARKET AERIAL

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- **2,800 SF AVAILABLE FOR LEASE, DIVISIBLE DOWN TO 1,400 SF**
- **0.5 MILES FROM I-55 PROVIDES EASY ACCESS TO SURROUNDING AREA**
- **ACCESS TO LIGHTED INTERSECTION**
- **ABUNDANT PARKING WITH 6.5/1,000 PARKING RATIO**
- **PYLON SIGNAGE ALONG RICHARDSON ROAD AVAILABLE**
- **28,000+ VPD ON RICHARDSON ROAD**



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