

RICHARDSON CROSSING

100 RICHARDSON CROSSING

ARNOLD, MO

WELCOME



Compass Health
Network



axes
PHYSICAL THERAPY

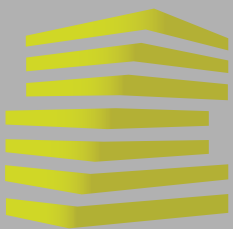
ARNOLD SMILES

Missouri Baptist
UNIVERSITY



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2,800 SF AVAILABLE (DIVISIBLE)



RICHARDSON CROSSING

NEIGHBORHOOD VIBE

JOE LODES

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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	7,370	49,810	95,102
HOUSEHOLDS	2,848	19,325	36,981
EMPLOYEES	4,209	13,760	20,808
MED HH INCOME	\$79,845	\$78,559	\$88,116

AREA RETAIL | RESTAURANTS

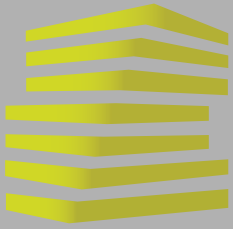


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SITE PLAN & DETAILS

JOE LODES

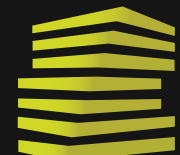
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Suite	Tenant	SF
100-106	Davita Dialysis	5,670
108	License Office	1,400
110-112	AVAILABLE	2,800
114	AA Nails	1,400
116-118	Axes PT	2,800
120-124	Arnold Smiles	4,250
126	Shelter Insurance	1,190
128	STL Pizza & Wings	1,610
130	Forefront Dermatology	4,000
140	Missouri Baptist	7,520
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

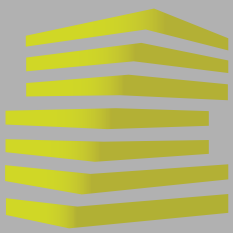


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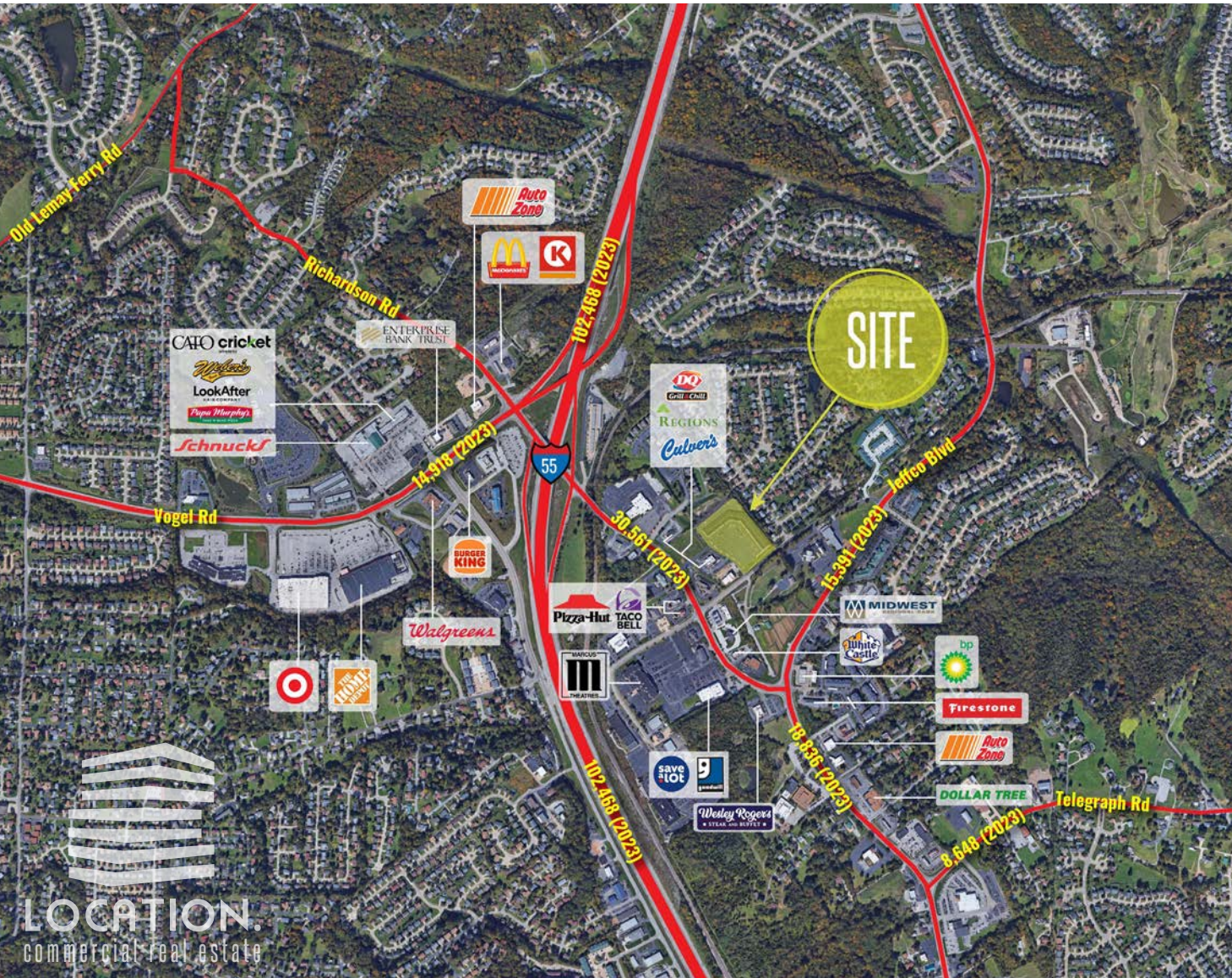
MARKET AERIAL

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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**
- **30,000+ VPD ON RICHARDSON ROAD**

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