

# RICHARDSON CROSSING

100 RICHARDSON CROSSING

ARNOLD, MO

WELCOME



Compass Health  
Network

**axes**  
PHYSICAL THERAPY

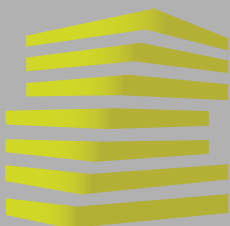
7,520 SQUARE FEET  
FOR LEASE



LOCATION.  
commercial real estate

**\*DO NOT DISTURB TENANT**





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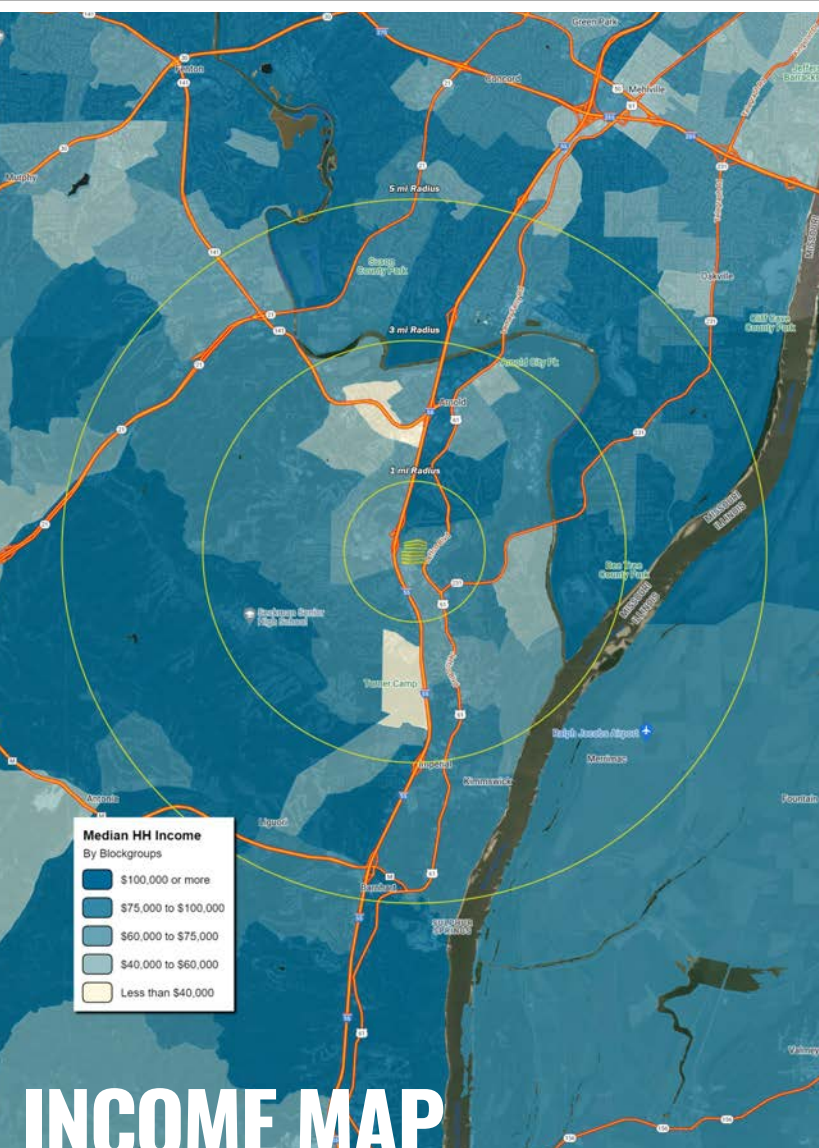
## NEIGHBORHOOD VIBE

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

### AREA RETAIL | RESTAURANTS

**Culver's**

**DOLLAR TREE**

**Goodwill**

**TARGET**

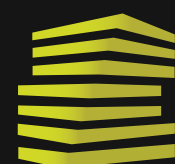
**save a lot**

**THE HOME DEPOT**

**MARCUS THEATRES**

**Walgreens**

**Schnucks**



**LOCATION.**  
commercial real estate



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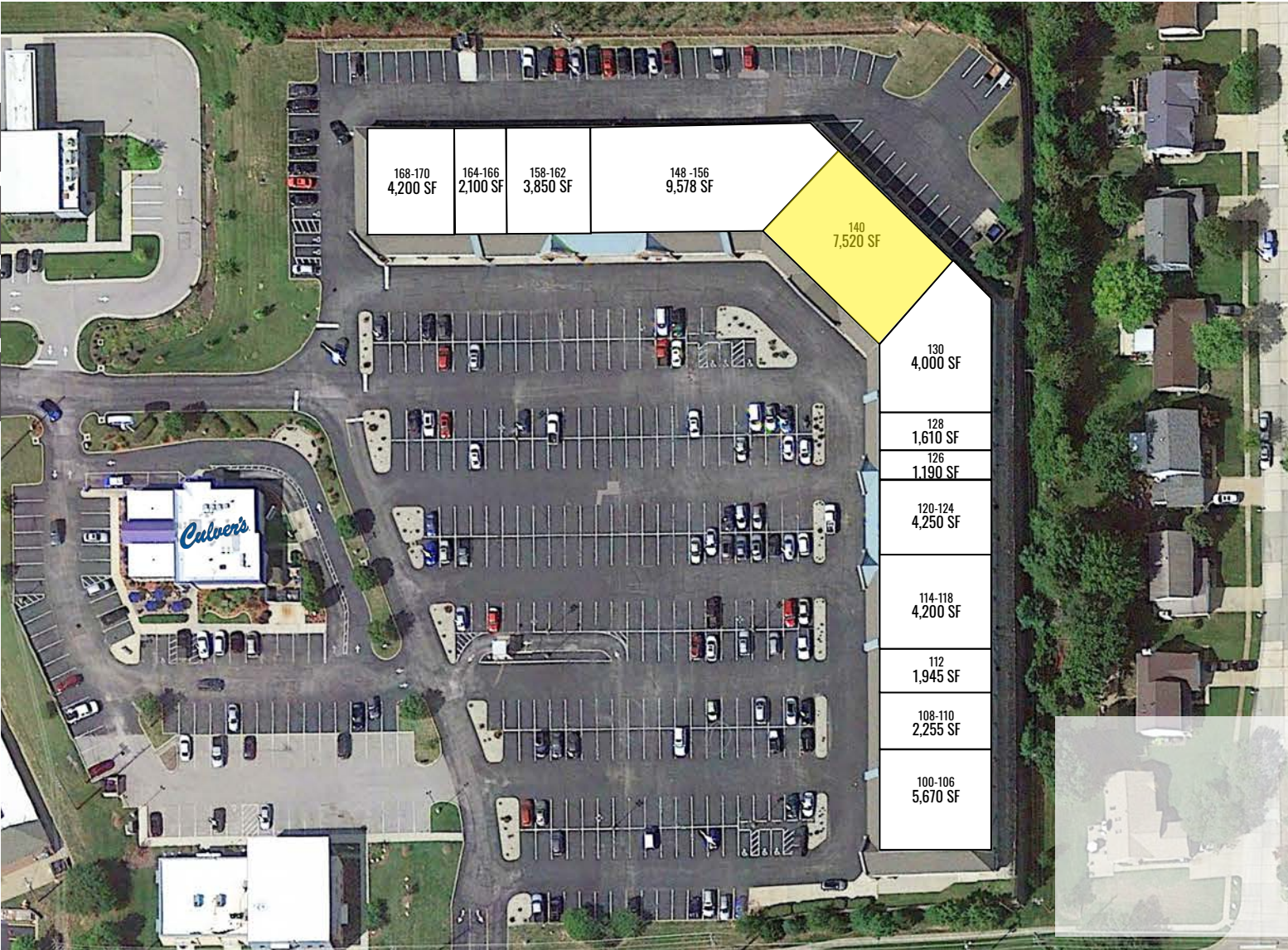
## SITE PLAN & DETAILS

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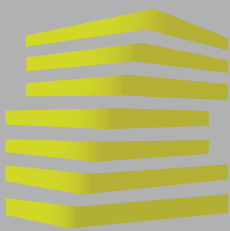
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Suite	Tenant	SF
100-106	Davita Dialysis	5,670
108-110	License Office	2,255
112	AA Nails	1,945
114-118	Axes PT	4,200
120-124	Arnold Smiles	4,250
126	Shelter Insurance	1,190
128	STL Pizza & Wings	1,610
130	Forefront Dermatology	4,000
<b>140</b>	<b>AVAILABLE</b>	<b>7,520</b>
148-156	Compass Health	9,578
158-162	Cora Physical Therapy	3,850
164-166	State Beauty Supply	2,100
168-170	Celesie's	4,200





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## MARKET AERIAL

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- 7,520 SF AVAILABLE
- 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
- LEASE RATE: \$18.00 PSF NNN