

CENTRAL PLAZA

15287-15367 MANCHESTER RD

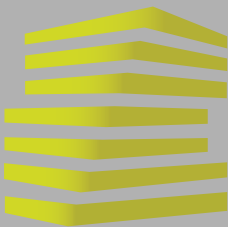
BALLWIN, MO



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ROSS DRESS FOR LESS





CENTRAL PLAZA

NEIGHBORHOOD VIBE

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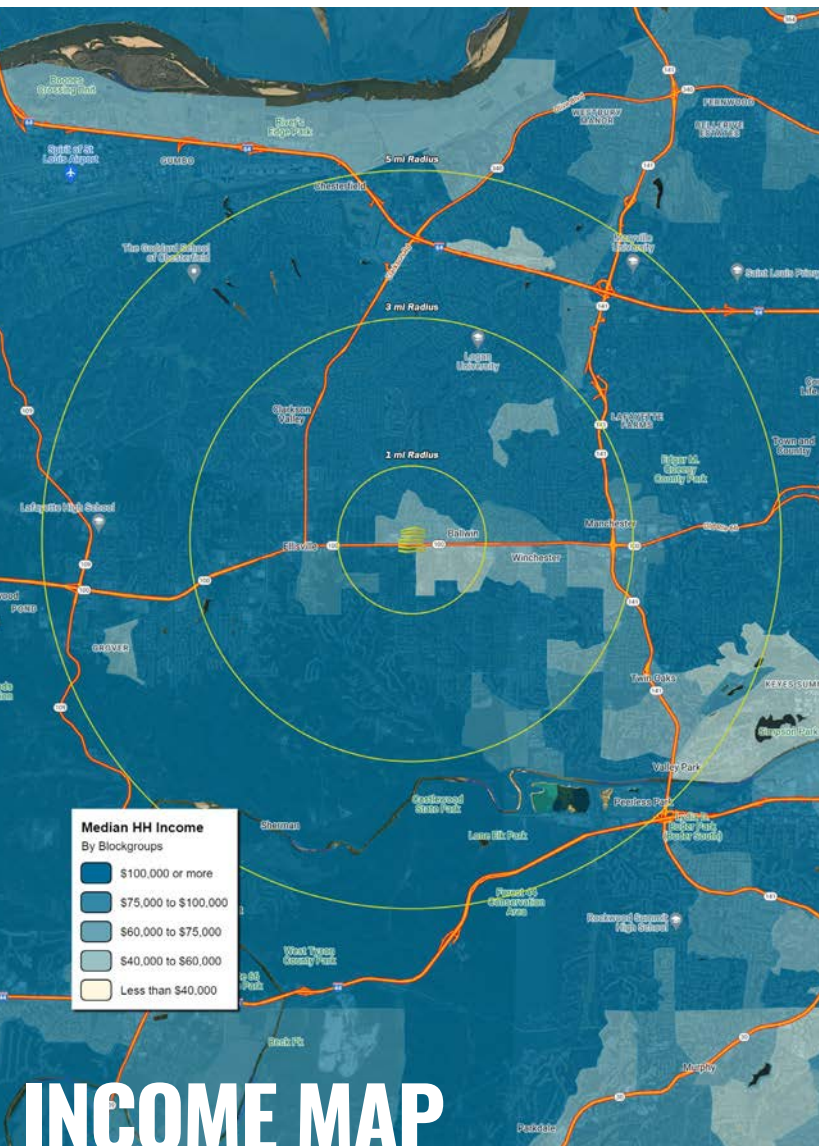
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INCOME MAP

TRADE AREA OVERVIEW

BALLWIN IS A DYNAMIC COMMUNITY LOCATED IN THE HEART OF PRESTIGIOUS WEST ST. LOUIS COUNTY. WHEN PEOPLE FROM OTHER AREAS OF ST. LOUIS COUNTY THINK OF THE CITY OF BALLWIN, THEY NATURALLY PICTURE BUSY MANCHESTER ROAD, WITH ITS SEEMINGLY ENDLESS NUMBER OF RETAIL STORES AND BUSINESSES. MANCHESTER ROAD TRULY IS THE LIFELINE OF THE CITY OF BALLWIN. CASTLEWOOD STATE PARK AND THE MERAMEC RIVER ARE IN THE CITY'S BACK YARD. IN ADDITION, BALLWIN PROUDLY HOSTS TWO STATE-OF-THE-ART RECREATIONAL FACILITIES: THE POINTE AT BALLWIN COMMONS COMMUNITY CENTER AND NORTH POINTE FAMILY AQUATIC CENTER. MONEY MAGAZINE HAS NAMED BALLWIN ON ITS LIST OF "BEST PLACES TO LIVE IN AMERICA". LOCAL ROAST BEEF FAST FOOD CHAIN LION'S CHOICE WAS FOUNDED IN BALLWIN.

WEST ST. LOUIS COUNTY PROVIDES AN IDEAL LIFESTYLE THAT FORMS A PLEASANT BALANCE BETWEEN LIVING IN A RURAL-LIKE SETTING WITH WOODED AREAS AND HAVING EASY ACCESS TO A THRIVING METROPOLITAN AREA. BALLWIN IS SERVED BY TWO OF THE ST. LOUIS AREAS TOP SCHOOL DISTRICTS, ROCKWOOD SCHOOL DISTRICT AND PARKWAY SCHOOL DISTRICT. ROCKWOOD CONTINUES TO EARN THE TOP RANKING AS A AAA-RATED SCHOOL DISTRICT FROM STANDARD & POOR'S, WHILE ALL FOUR TRADITIONAL PARKWAY HIGH SCHOOLS - CENTRAL, NORTH, SOUTH AND WEST HAVE BEEN NAMED SOME OF THE COUNTRY'S BEST HIGH SCHOOLS BY U.S. NEWS & WORLD REPORT.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	9,661	78,374	161,118
HOUSEHOLDS	4,017	30,545	63,932
EMPLOYEES	3,421	21,504	72,118
MED HH INCOME	\$96,500	\$127,127	\$130,219

AREA RETAIL | RESTAURANTS

ROSS
DRESS FOR LESS

five BELOW

DOLLAR TREE

OLD NAVY

HOBBY LOBBY

TARGET

PET SUPPLIES PLUS

Marshall's

ONE'S OUTLET
Bargain
GOOD STUFF CHEAP

Schnucks



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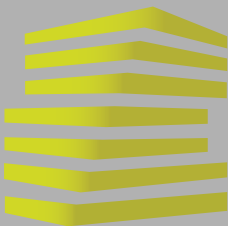
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PHOTOS & DETAILS

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- CENTRAL PLAZA IS A DOMINANT, MULTI-ANCHOR COMMUNITY CENTER LOCATED ALONG THE MANCHESTER ROAD RETAIL CORRIDOR IN WEST ST. LOUIS COUNTY.
- 1,780 - 59,013 SQUARE FEET AVAILABLE.
- ANCHORED BY ROSS DRESS FOR LESS, OLD NAVY, FIVE BELOW, AND DOLLAR TREE.
- 46,788 VPD ON MANCHESTER RD, AND 12,704 VPD ON NEW BALLWIN RD.
- THREE (3) FULL ACCESS CURB CUTS, ONE OF WHICH IS SIGNALIZED.
- CALL BROKER FOR PRICING



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SITE PLAN

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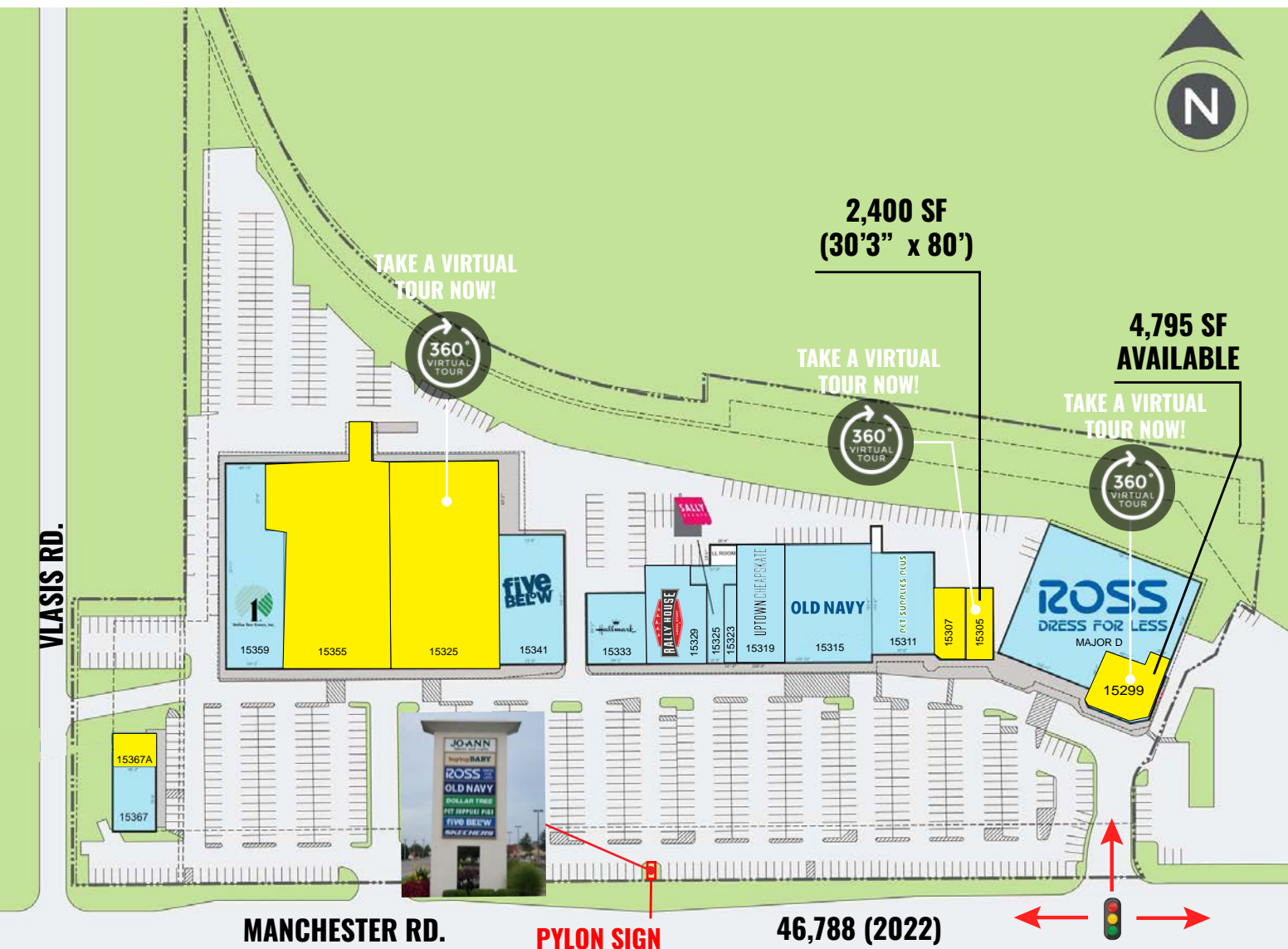
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Suite	Tenant	SF
15367A	AVAILABLE	1,780
15359	Dollar Tree	10,025
15355	AVAILABLE	30,224
15325	AVAILABLE	28,789
15341	Five Below	10,563
15333	Jan's Hallmark	5,280
15329	Rally House	7,129
15325	Sally Beauty	2,596
15323	JS Nails	1,275
15319	Uptown Cheapskate	6,675
15315	Old Navy	13,297
15311	Pet Supplies Plus	8,050
15307	Mi Lupita (Restaurant Available)*	2,800
15305	AVAILABLE	2,400
MAJOR D	Ross Dress For Less	25,198
15299	AVAILABLE	4,795



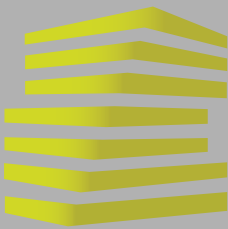
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CENTRAL PLAZA

FLOOR PLAN - 15305

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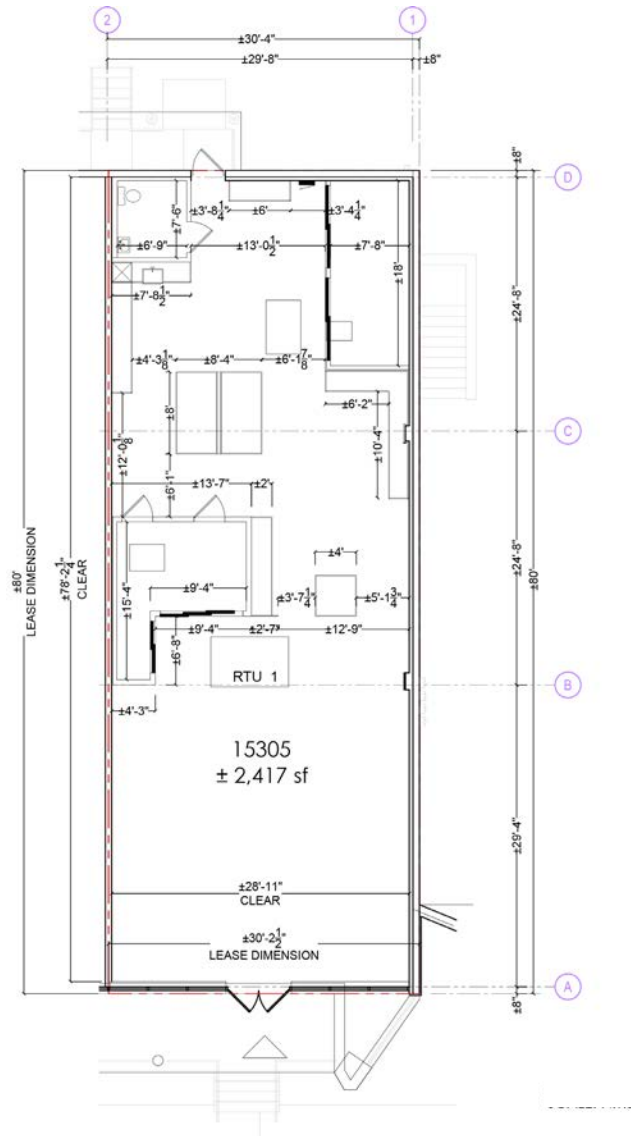
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2,400 SF



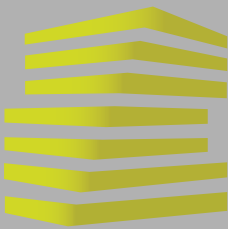
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FLOOR PLAN - SPACE 15299

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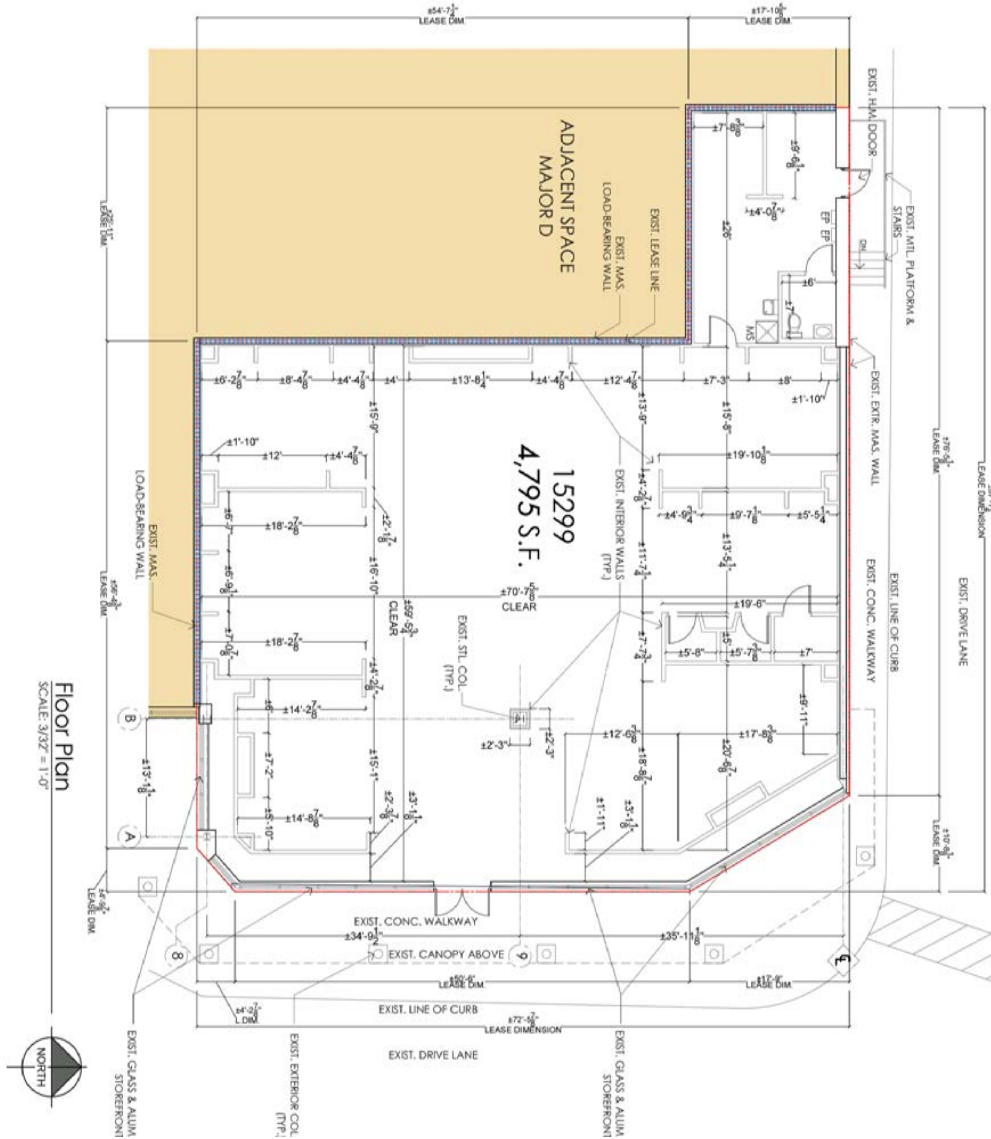
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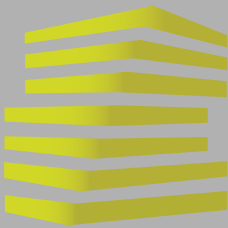


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MARKET AERIAL

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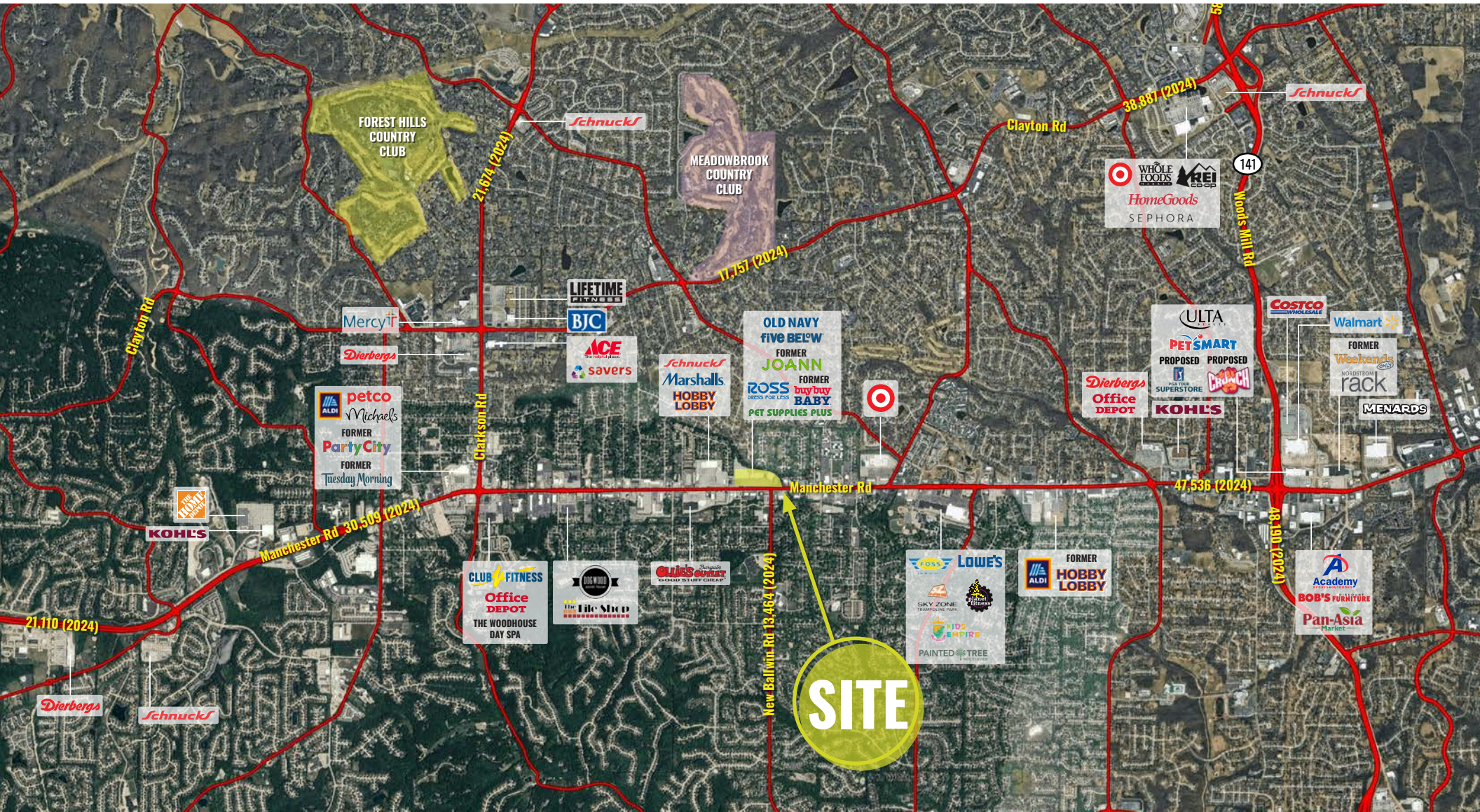
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