

THE MERIDIAN AT BRENTWOOD

8 3640 0 E A G E R R O A D

BRENTWOOD, MO

155,263 (2022)

28,351 (2022)

Dale Ave

S. Hanley Rd

petco
HomeGoods

FORMER
BED BATH &
BEYOND

FORMER
LA Z BOY

BEST BUY

SITE

Musick Memorial Dr

REVEL
KITCHEN
SHRED415
Mai
Lee

LIFT
STL

MASSAGE LUXE
SMOOTHIE KING

Red Robin

DRAKE'S
Come play.

Shell

DCMgroup
Commercial Real Estate Services



LOCATION.
commercial real estate

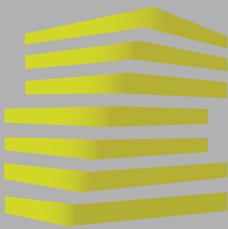


PARKING
GARAGE

360°
VIRTUAL
TOUR

THE
HOME
DEPOT

McDonald's



THE MERIDIAN AT BRENTWOOD

NEIGHBORHOOD VIBE

JOE LODES

314.818.1564 (OFFICE)

314.852.8234 (MOBILE)

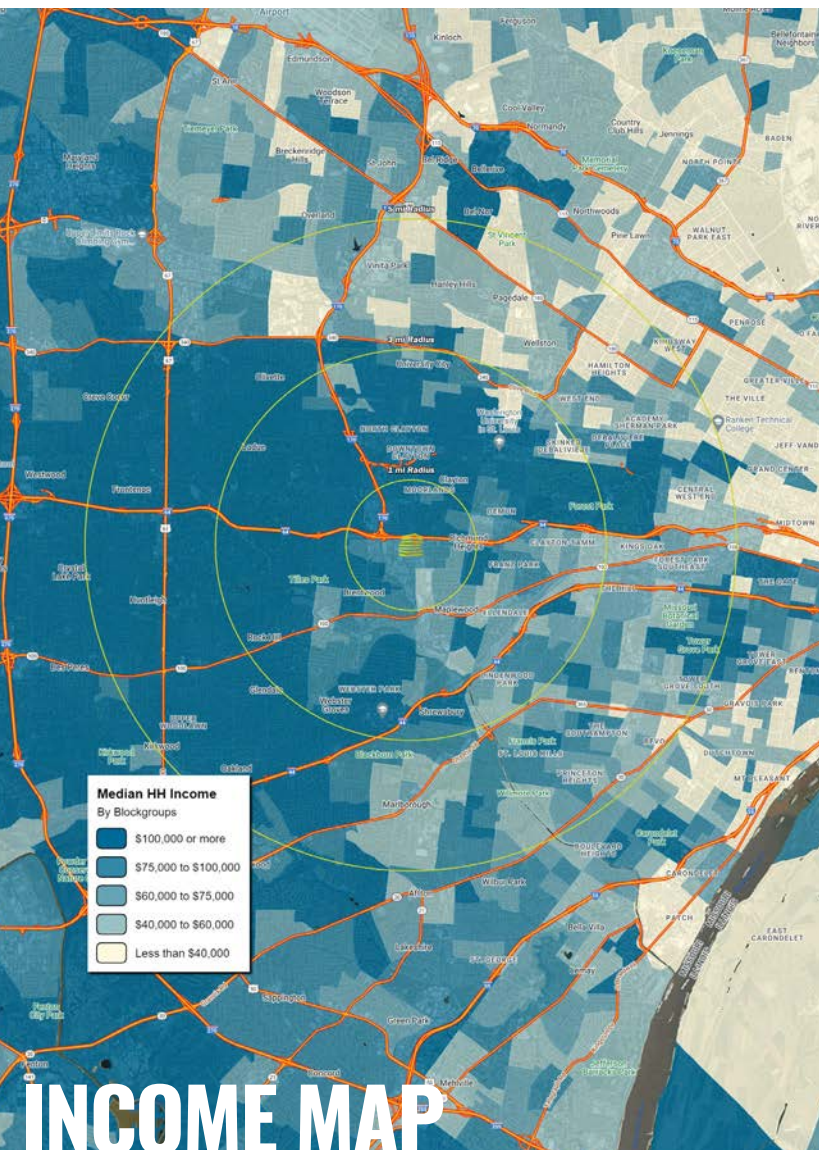
Joe@LocationCRE.com

SCOTT BITNEY

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TRADE AREA OVERVIEW

Brentwood is a thriving community located in the heart of St. Louis County, just south of the county seat, Clayton, and a mile and a half west of the city of St. Louis. Brentwood is known as the "City of Warmth" because of its small town charm and sense of community. Brentwood encompasses a mere 1.5 square miles yet is packed full of advantages as a business and employment center. As part of the mid-county employment hub, the city's daytime population is nearly triple the residential population. Brentwood's central location, as well as its proximity to major research hospitals, universities and downtown St. Louis are reasons many technology and life-science businesses are located there.

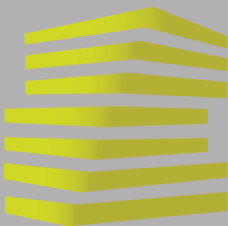
Located at the intersection of I-64 and I-170 in the heart of the St. Louis metro area, Richmond Heights successfully melds "Progress with Tradition." Richmond Heights boasts a diverse population from all walks of life; a wide array of well-maintained and attractive homes in established, desirable neighborhoods; quality public and private schools and high-quality city services. Richmond Heights is home to the Saint Louis Galleria, a premier destination shopping mall located in the heart of the city, and St. Louis' #1 performing mall. The Saint Louis Galleria opened in 1984 and is anchored by Macy's, Dillard's and Nordstrom. Also located in Richmond Heights, across from the Saint Louis Galleria is The Boulevard, a premier lifestyle development in the St. Louis Metro area. The Boulevard is a vibrant village with a unique blend of upscale retail, fine dining and luxury residences. 'The Heights' is a 73,000 square foot community center in Richmond Heights. It is one of the largest and well-equipped municipal facilities in the St. Louis Metro area with a fully-functioning youth fitness facility, double gymnasium, indoor water park, full-service library and other amenities. SSM St. Mary's, also located in Richmond Heights, is the headquarters for St. Louis University School of Medicine's Department of Obstetrics and Gynecology and its Family Residency programs.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	15,032	119,804	309,773
HOUSEHOLDS	7,773	55,154	145,021
EMPLOYEES	15,606	110,640	206,127
MED HH INCOME	\$101,313	\$108,078	\$91,785

AREA RETAIL | RESTAURANTS





THE MERIDIAN AT BRENTWOOD

LA-Z-BOY FLOOR PLAN

JOE LODES

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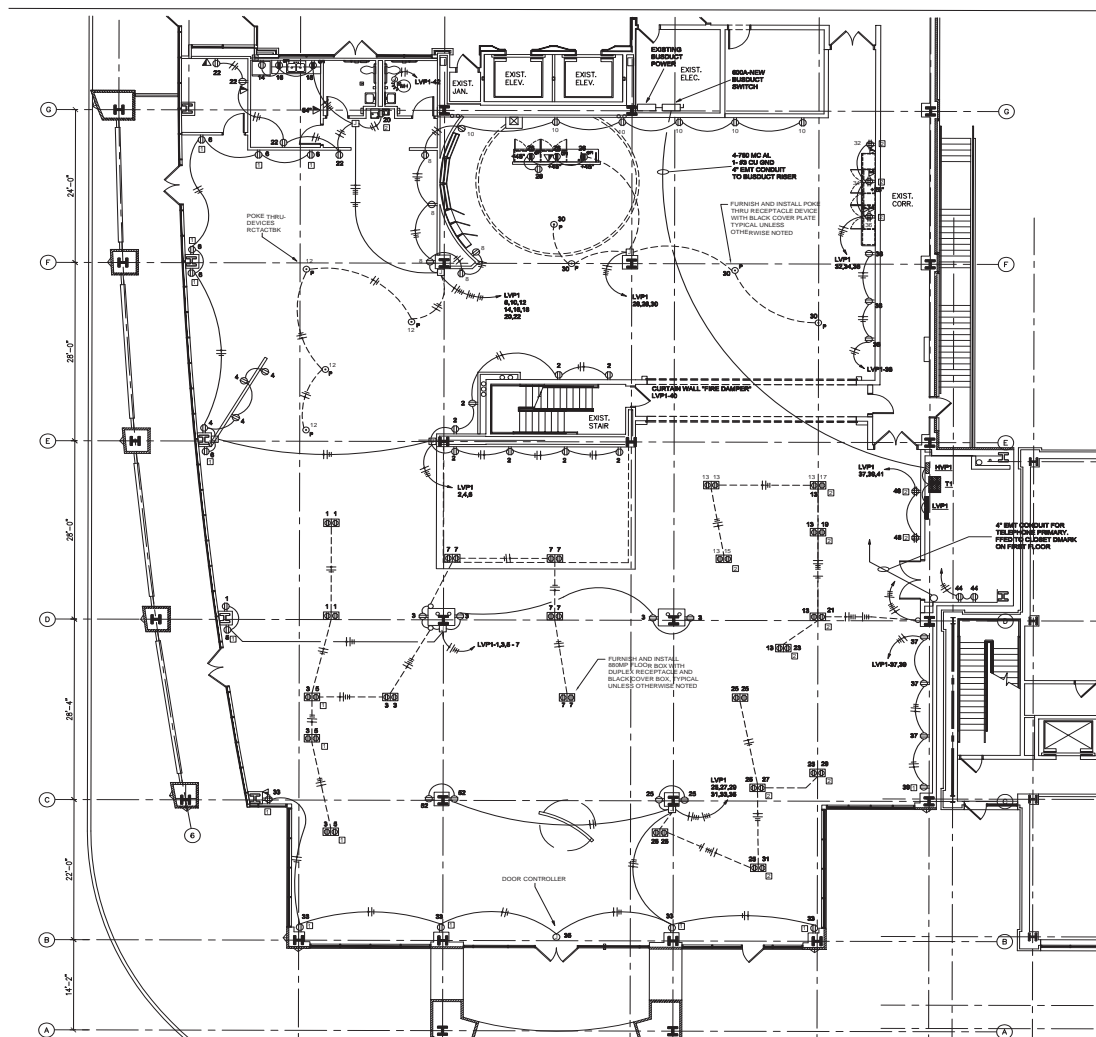
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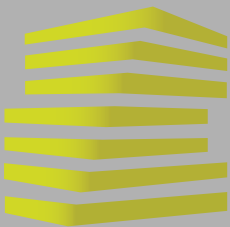
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LA-Z-BOY SPACE: 13,519 SF



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PHOTOS

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FORMER LA-Z-BOY
13,519 SF
AVAILABLE



STORE CLOSING
37,868 SF, PLUS 3,148 SF BASEMENT/RECEIVING



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