

PREMIER POWER CENTER LOCATED IN THE HEART OF BRENTWOOD WITH HIGH VISIBILITY TO I-64



THE PROMENADE  
AT BRENTWOOD

# THE PROMENADE AT BRENTWOOD

## ABOUT THE CENTER



1,090 SF AVAILABLE AT THE PROMENADE AT BRENTWOOD, A PREMIER REGIONAL SHOPPING DESTINATION IN THE HEART OF BRENTWOOD, MO, JUST MINUTES FROM DOWNTOWN ST. LOUIS. DRAWING OVER 5.3 MILLION ANNUAL VISITS (PLACER.AI), THIS HIGH-TRAFFIC CENTER OFFERS A POWERFUL MIX OF NATIONAL RETAILERS, DAILY ESSENTIALS, AND DESTINATION SHOPPING—ALL IN ONE CONVENIENT, HIGHLY VISIBLE LOCATION ALONG BRENTWOOD BOULEVARD.

ANCHORED BY TARGET, TRADER JOE'S, BURLINGTON, MICRO CENTER, AND PETSMART, THE PROMENADE DELIVERS A DYNAMIC TENANT LINEUP INCLUDING ULTA BEAUTY, COST PLUS WORLD MARKET, CARTER'S, LANE BRYANT, AND FIVE BELOW, AS WELL AS FINANCIAL INSTITUTIONS LIKE CHASE BANK AND UMB BANK OF ST. LOUIS. THESE BRANDS, COMBINED WITH AMPLE PARKING AND STRONG AREA DEMOGRAPHICS, MAKE THE CENTER A GO-TO SHOPPING HUB FOR FAMILIES AND PROFESSIONALS ALIKE.

WITH SEAMLESS ACCESS TO I-64/40 AND PROXIMITY TO KEY RESIDENTIAL NEIGHBORHOODS, THE PROMENADE AT BRENTWOOD BENEFITS FROM BOTH CONSISTENT LOCAL TRAFFIC AND REGIONAL DRAW. ITS PRIME LOCATION, COMPELLING CO-TENANCY, AND LOYAL CUSTOMER BASE MAKE IT AN IDEAL SPOT FOR RETAILERS SEEKING VISIBILITY IN THE COMPETITIVE ST. LOUIS MARKET.



Google Maps





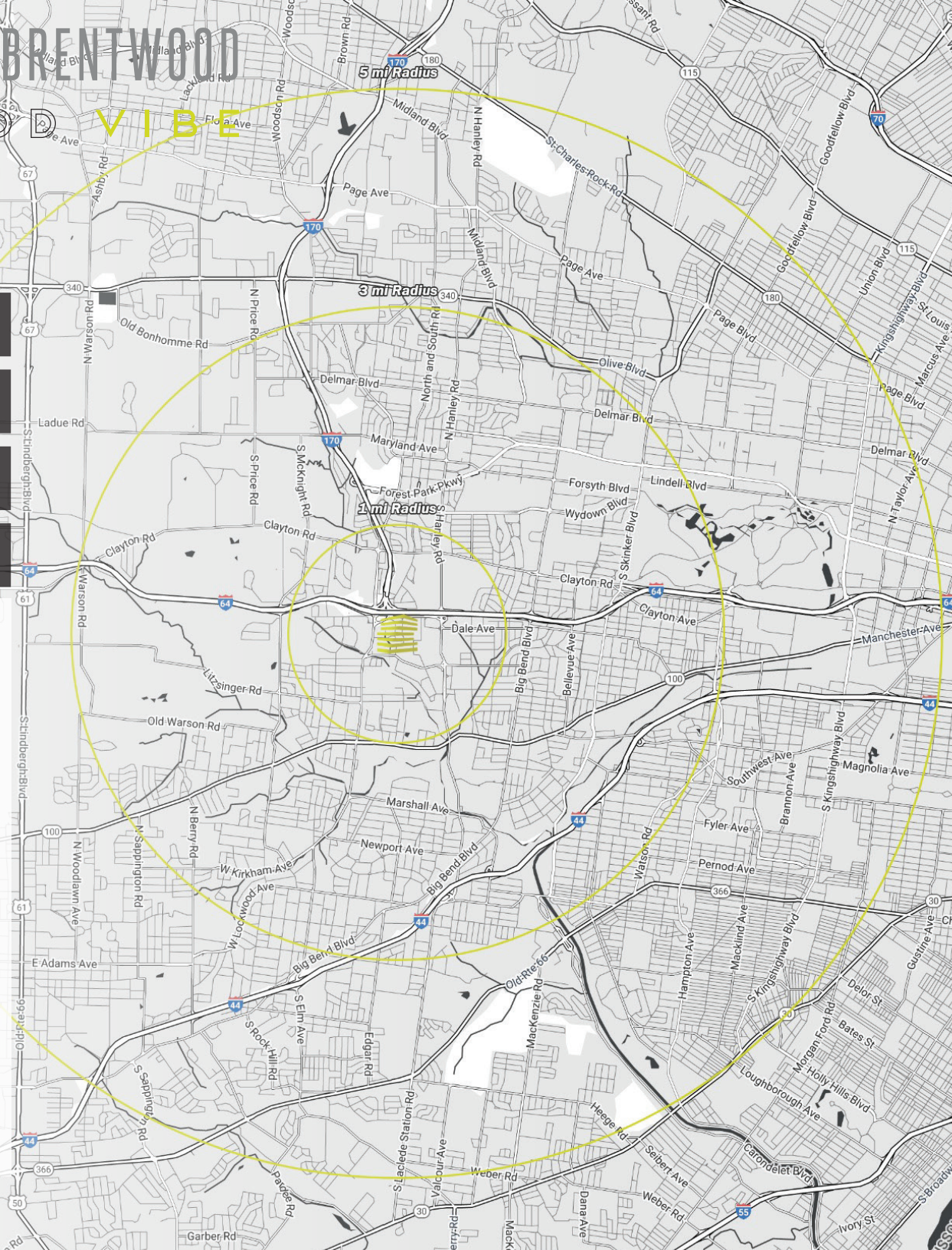
|               |           |           |          |
|---------------|-----------|-----------|----------|
| POPULATION    | 14,116    | 113,934   | 300,165  |
| HOUSEHOLDS    | 7,387     | 51,648    | 139,984  |
| EMPLOYEES     | 15,413    | 103,006   | 209,620  |
| MED HH INCOME | \$109,243 | \$118,830 | \$98,755 |

The city is anchored by significant commercial development, including The Promenade at Brentwood, and lies adjacent to The Galleria and Brentwood Boulevard corridor, one of the busiest retail stretches in the region. A mix of national retailers, dining establishments, and professional services make Brentwood a consistently high-performing retail market.

Major employers in and around Brentwood include Brentwood School District, Washington University in St. Louis, and various professional services, medical offices, and national brands with regional operations. The area benefits from close proximity to Clayton's central business district and major institutions such as Barnes-Jewish Hospital and St. Louis University.

Brentwood is undergoing a transformative redevelopment through the Brentwood Bound initiative—a multi-phase infrastructure and flood mitigation project that will unlock new opportunities for mixed-use, parkland, and commercial investment along Manchester Road.

With high household incomes, dense population, and strategic location at the crossroads of several key suburbs, Brentwood represents a highly desirable and well-established trade area with continued potential for long-term growth and reinvestment.





# THE PROMENADE AT BRENTWOOD

## AREA CO-TENANCY



Burlington

MICRO CENTER  
computers & electronics

PET SMART

WORLD MARKET. TRADER JOE'S

five  
BELOW

DXL  
MENS APPAREL

ULTA  
BEAUTY

LANE BRYANT

carter's® Total Wine  
& MORE

Dierbergs

HomeGoods

BEST  
BUY

Michaels

NORDSTROM  
rack

WHOLE  
FOODS  
MARKET

ARHAUS | your home

REI  
CO-OP

planet  
fitness

THE  
HOME  
DEPOT

MENARDS®

DSW®



# THE PROMENADE AT BRENTWOOD

## S I T E P L A N

AVAILABLE SPACES FOR LEASE | THE PROMENADE AT BRENTWOOD

#13 - 1,090 SF



# THE PROMENADE AT BRENTWOOD

## CENTER PHOTOS





**LOCATION.**  
commercial real estate



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commercial real estate

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