

MISSOURI RIVER CENTER

3260 RIDER TRAIL SOUTH

EARTH CITY, MO

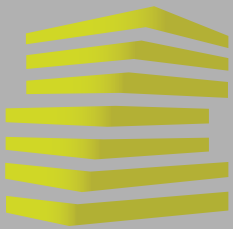


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**FREESTANDING 7,500 SF FLEX/ OFFICE/
RETAIL AVAILABLE**



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MISSOURI RIVER CENTER

NEIGHBORHOOD VIBES

TONY MOON

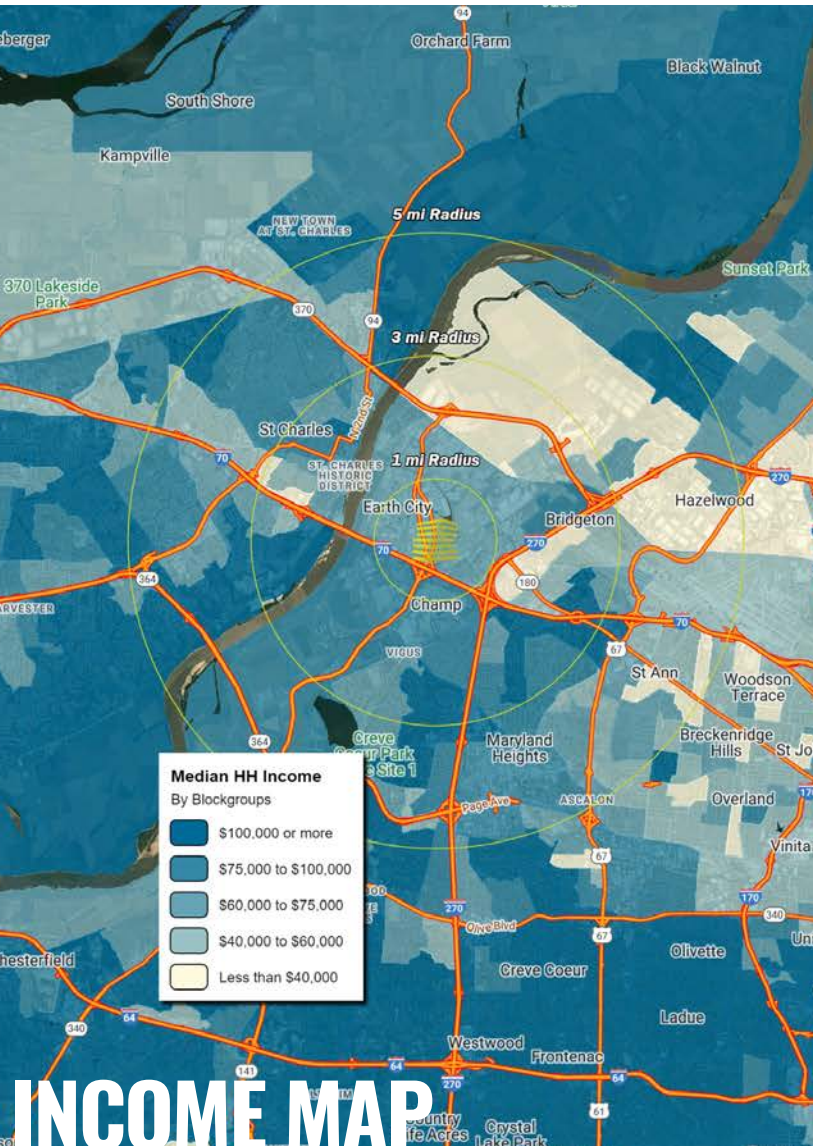
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INCOME MAP

TRADE AREA OVERVIEW

Earth City is an unincorporated community located on the west edge of St. Louis County, along Interstate 70. It is bounded by the city of Bridgeton on the east and north, the city of Maryland Heights to the south, and the Missouri River to the west. It is also near Lambert International Airport. The town is notable as being home to a major UPS shipping hub. It also has a large business park bounded by I-70 on the south, I-270 on the east, and Missouri Route 370 to the north. It is within three miles of three of the four major river-crossing bridges over the Missouri River.

Earth City is the home to the corporate headquarters of Spectrum Brands (Pet, Home and Garden division). Spectrum Brands was voted Best Places to Work in St. Louis in 2016 by the St. Louis Business Journal.

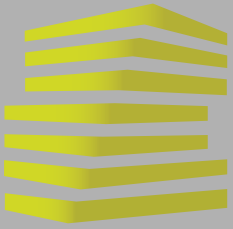
Earth City was home to Rams Park, the St. Louis Rams' training facility and offices during the Rams' time in St. Louis from 1995-2016. The facility is now known as Lou Fusz Facility at Rams Park, and is home to The Lou Fusz Soccer Club.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	249	37,886	130,754
HOUSEHOLDS	131	16,289	57,664
EMPLOYEES	11,893	48,986	128,258
MED HH INCOME	\$87,008	\$104,241	\$101,463

AREA RETAIL | RESTAURANTS





MISSOURI RIVER CENTER

SITE PLAN + DETAILS

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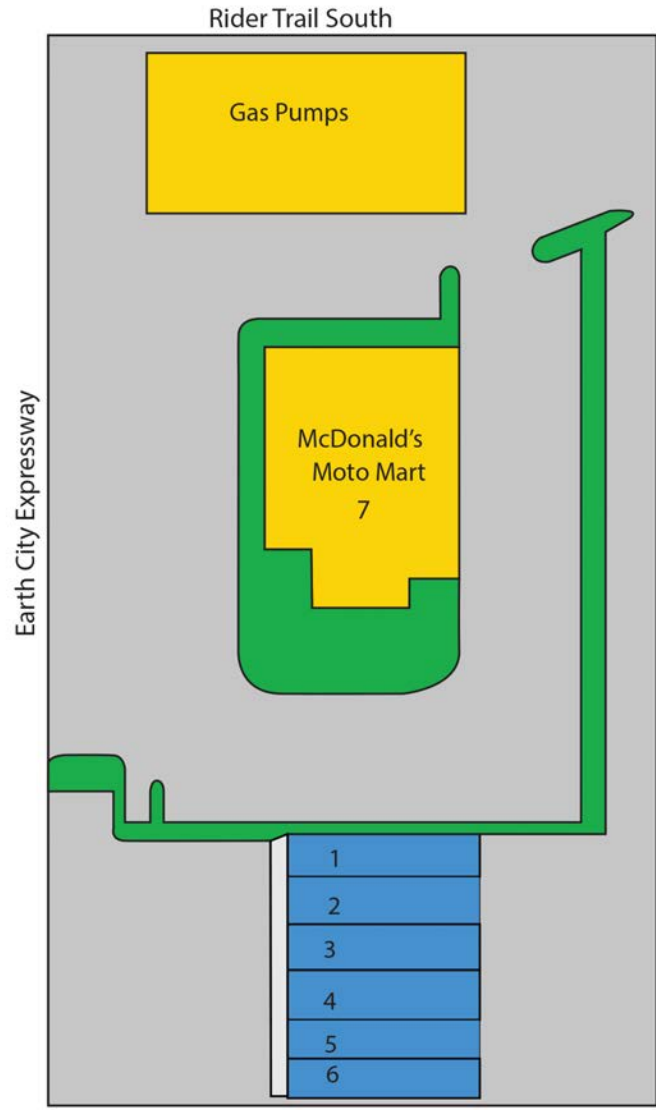
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KEY

Available: ■

Leased: ■



Suite Tenant	SF
1. AVAILABLE	1,500
2. AVAILABLE	1,125
3. AVAILABLE	1,125
4. AVAILABLE	1,125
5. AVAILABLE	1,125
6. AVAILABLE	1,500
7. McDonald's	

- 1,125 SF - 7,500 SF AVAILABLE
- ADJACENT TO MOTOMART GAS STATION AND RECENTLY RENOVATED MCDONALD'S
- POTENTIAL TO LEASE OR BUY ENTIRE BUILDING
- GREAT OPPORTUNITY TO SERVICE THE LARGE INDUSTRIAL PARKS IN THE SURROUNDING AREA
- SHOPPING CENTER MAY BE DEMOLISHED
- GROUND LEASE & BUILD TO SUIT OPPORTUNITIES
- CALL BROKER FOR PRICING



LOCATION.

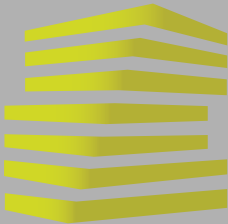
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MISSOURI RIVER CENTER

MARKET AERIAL

TONY MOON

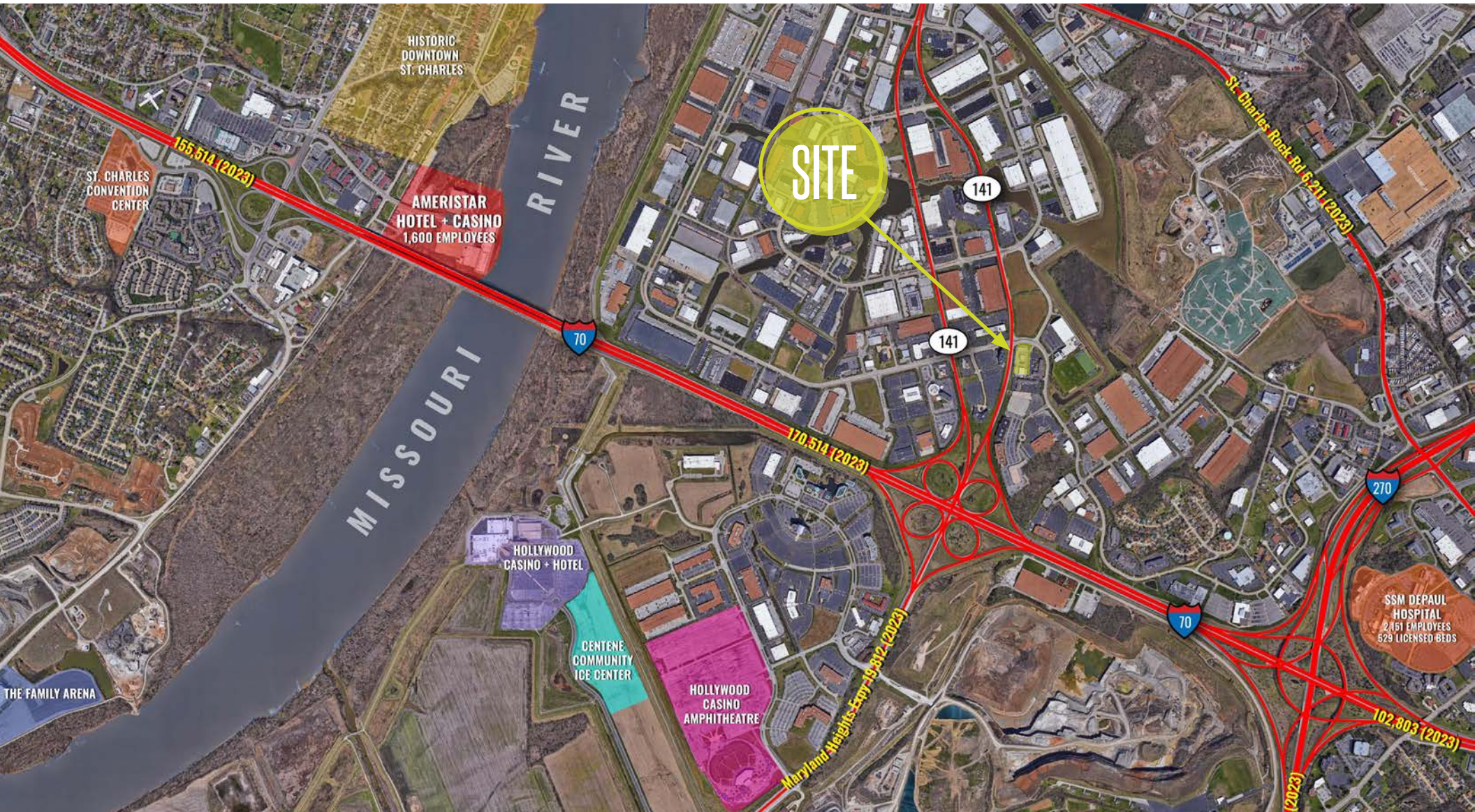
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