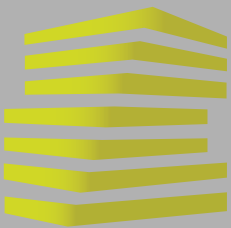


1700 ST. LOUIS MILLS CIRCLE

FORMER JARED JEWELERS IN HAZELWOOD, MO LOCATED AT MAIN
ENTRANCE TO PROPOSED \$63 MILLION POWERPLEX DEVELOPMENT.

POWERplex





1700 ST. LOUIS MILLS CIRCLE

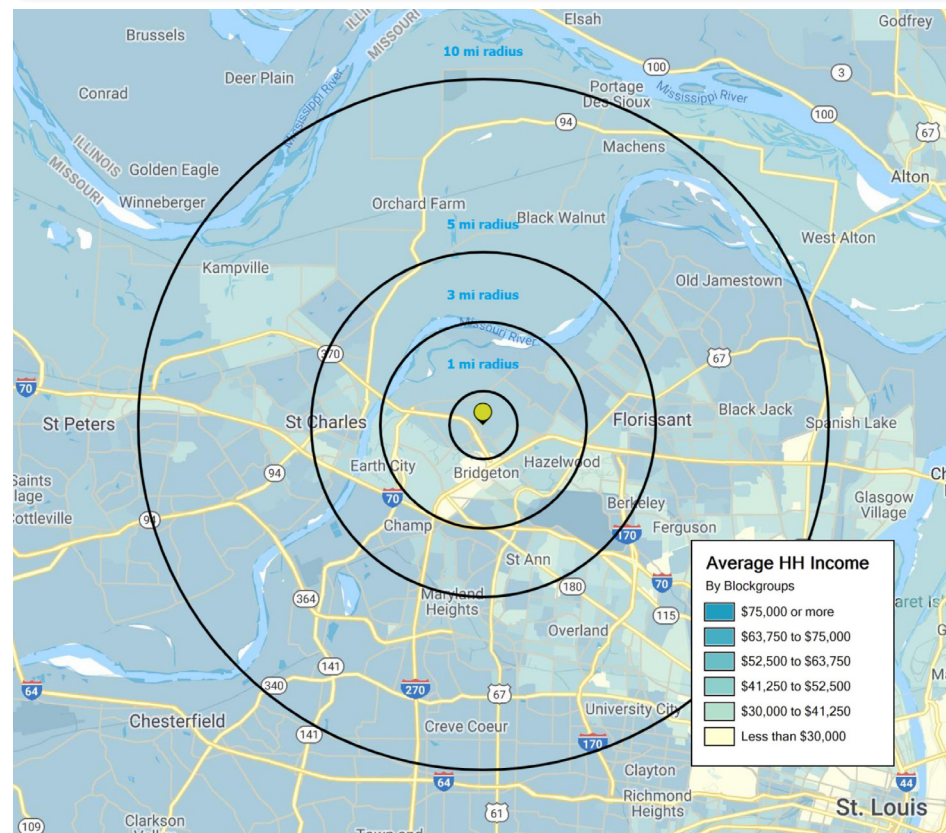
MARKET OVERVIEW

BEN WEIS

314.818.1563 (DIRECT)

314.629.6532 (MOBILE)

Ben@LocationCRE.com

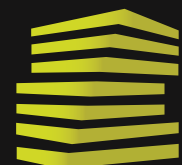


2020 DEMOGRAPHICS

| | | 1 MILE | 3 MILES | 5 MILES | 10 MILES |
|---------------|--|----------|----------|----------|----------|
| POPULATION | | 2,169 | 23,003 | 120,869 | 543,959 |
| HOUSEHOLDS | | 1,054 | 10,470 | 51,621 | 231,916 |
| AVG HH INCOME | | \$73,251 | \$73,891 | \$72,910 | \$85,736 |

Hazelwood is a northern suburb in Northwestern St. Louis County with 25,703 residents, according to the 2010 census. Positioned at the crossroads of I-270, I-70, Highway 370 and Lindbergh Boulevard, Hazelwood is only a short drive from Forest Park, Downtown St. Louis and many other St. Louis area attractions.

Hazelwood is home to over 1,000 businesses, both large and small. Some of Hazelwood's most notable employers include Boeing, Mallinckrodt, bioMerieux, IBM Corp., GKN Aerospace North America, among others. St. Louis Outlet Mall, which opened in November 2003, contains over 170 stores and is anchored by Cabela's. A number of major industrial parks are located in Hazelwood as well. Aviator Business Park, Brown Campus, Hazelwood Logistics Center, and Park 370. Just recently, the Hazelwood City Council unanimously approved the terms and conditions of a deal to bring a mega sports complex to town, POWERplex. The project will redevelop the St. Louis Outlet Mall into the country's largest youth sporting complex. The massive proposal includes a 750-foot-long dome for indoor play, as well as baseball fields, basketball and volleyball courts, and space for entertainment, restaurants and retail.

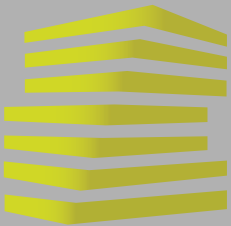


LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



1700 ST. LOUIS MILLS CIRCLE

AERIAL OF PROPOSED POWERPLEX

BEN WEIS

314.818.1563 (DIRECT)

314.629.6532 (MOBILE)

Ben@LocationCRE.com

CURRENT ST. LOUIS
OUTLET MALL SITE

ST. LOUIS
OUTLET MALL
MASON ASSET MANAGEMENT
1,176,000 SF GLA
SLATED FOR REDEVELOPMENT

Durlington
RELOCATING

REGAL
CINEMAS
CLOSED

BAM!
CLOSED

BED BATH &
BEYOND
CLOSED

ROSS
CLOSED

Cabela's
CLOSED

sears
APPLIANCE
OUTLET
CLOSED

BABIES R US
CLOSED

SITE

PROPOSED
POWERplex

Cabela's

SITE

- 5,760 SF FORMER JARED JEWELER AVAILABLE FOR LEASE
- LOCATED AT THE MAIN ENTRY POINT OF THE PROPOSED \$63 MILLION ST. LOUIS POWERPLEX DEVELOPMENT, WHICH WILL INCLUDE NINE BEACH VOLLEYBALL COURTS, 22 REGULAR VOLLEYBALL COURTS, 10 PICKLEBALL COURTS, THREE FULL-SIZE NCAA BASKETBALL COURTS, EIGHT TURF FIELDS, AND MUCH MORE
- THE PROPOSED POWERPLEX DEVELOPMENT HAS THE POTENTIAL TO BRING IN OVER \$109 MILLION AND 2.4 MILLION VISITORS TO THE REGION ANNUALLY, AND IS PLANNED TO OPEN IN 2020
- THE PROPOSED POWERPLEX DEVELOPMENT WILL ALSO FEATURE 23 RETAIL AND SPORTS FOCUSED RETAIL SHOPS, SIX ON-CAMPUS HOTELS, 20 DORM ROOMS, 15 CAFE/RESTAURANTS, FOOD TRUCK VENDORS, AN 18-THEATRE CINEPLEX, AND A CAMPGROUND/RV PARK, AMONG MANY OTHER EXCITING ATTRACTIONS
- THE PROPOSED POWERPLEX DEVELOPMENT WILL PROVIDE AN ESTIMATED 600 FULL TIME EMPLOYMENT OPPORTUNITIES
- CALL BROKERS FOR MORE INFORMATION AND FOR PRICING