

# VILLAGE SQUARE

1 VILLAGE SQUARE SHOPPING CTR

HAZELWOOD, MO



Washington  
University in St. Louis

**axes**  
PHYSICAL THERAPY

**Concentra**

**GATEWAY** SPINE & JOINT

SomeraRoad

**LOCATION.**  
commercial real estate

**DCMgroup**  
Commercial Real Estate Services



## *Premier Medical & Retail Center in Hazelwood*



- COMPLETED EXTENSIVE FACADE, PARKING LOT AND EXTERIOR IMPROVEMENTS
- PARKING RATIO OF 6/1000 SF
- ON-SITE ACCESS TO PUBLIC TRANSPORTATION
- LOCATED AT THE HIGHLY TRAFFICKED I-270 (126,000 VPD) AND N. LINDBERGH (51,000 VPD) INTERCHANGE

DOLLAR TREE



WASHINGTON UNIVERSITY



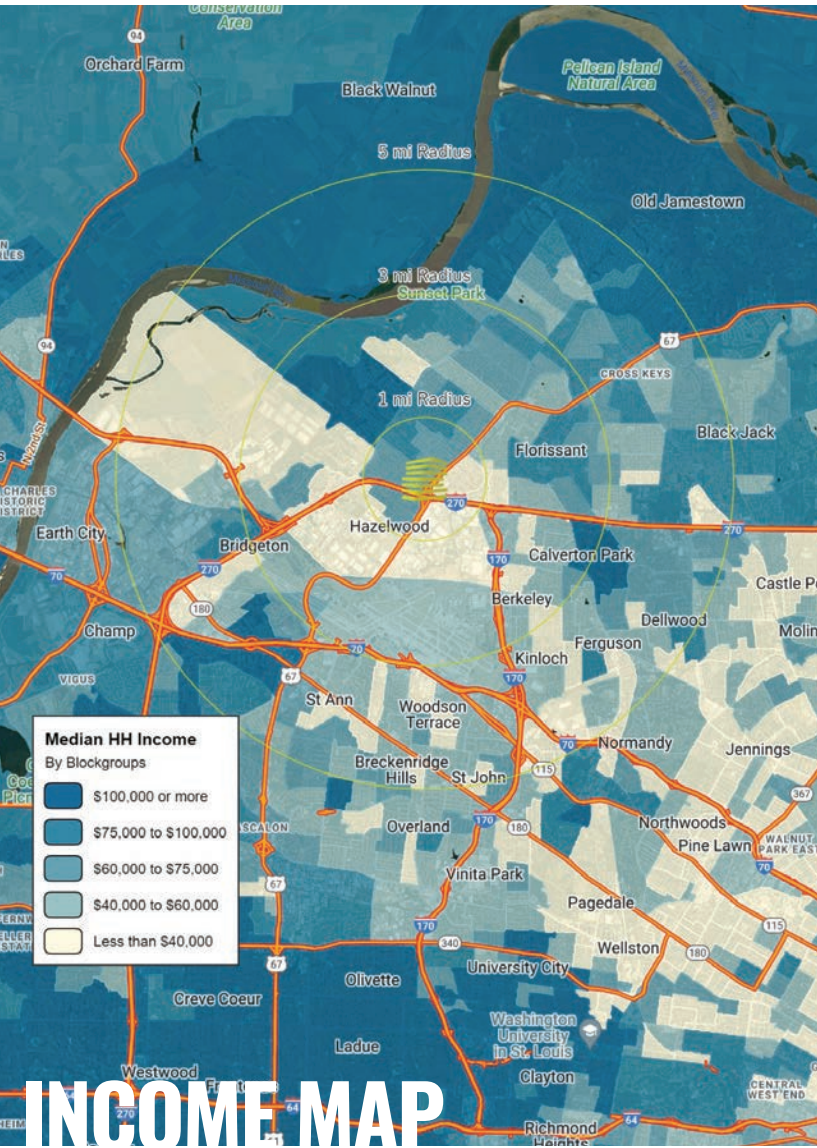
REDEVELOPED RETAIL SPACE WITH NEW FACADE



REDEVELOPED OFFICE SPACE WITH NEW FACADES



# VILLAGE SQUARE | HAZELWOOD, MO | OVERVIEW



## TRADE AREA OVERVIEW

The City of Hazelwood was originally incorporated as the Village of Hazelwood, on September 7, 1949. However, this area of the Florissant Valley has a proud and rich heritage dating back to Indian settlements in 4000 B.C. French explorers were the first to venture into the area in the late 1600's, with the French being the first to settle in the region and the Spanish settlers in the late 1700's. In 1797 a wagon train of American settlers made their way to the area from Virginia, Kentucky and the Deep South.

When industry and business began locating in the valley, the city of Florissant tried to annex what is now Hazelwood. However, a group of determined farmers did not want that to happen and banded together in 1944 to fight the annexation. Although the "battle" seemed a mismatch, the farmers won and on September 26, 1949, The Village of Hazelwood Board of Trustees met for the first time in the Elm Grove Schoolhouse now known as the little red schoolhouse.

Hazelwood has grown substantially since then and an election for Home Rule by Charter was held and passed overwhelmingly in October 1969. Today, Hazelwood is one of the largest cities in St. Louis County and home to nearly 27,000 residents and more than 1,000 businesses, including 12 Fortune 500 companies, six Fortune 1,000 companies and 10 corporate headquarters.

## DEMOGRAPHICS

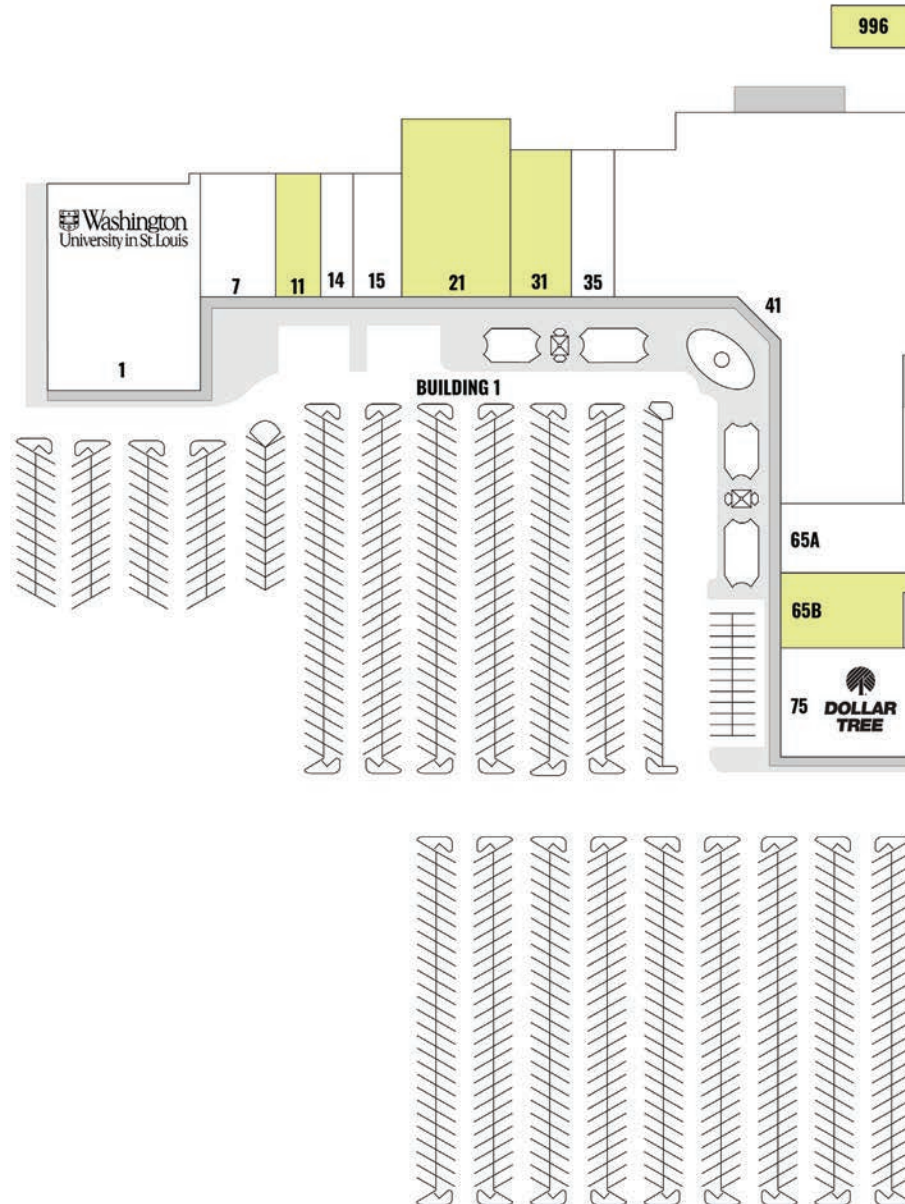
	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>11,113</b>	<b>69,506</b>	<b>175,208</b>
<b>HOUSEHOLDS</b>	<b>4,857</b>	<b>28,942</b>	<b>72,014</b>
<b>EMPLOYEES</b>	<b>4,750</b>	<b>37,506</b>	<b>80,674</b>
<b>MED HH INCOME</b>	<b>\$59,845</b>	<b>\$63,215</b>	<b>\$64,022</b>

## AREA RETAIL | RESTAURANTS



# VILLAGE SQUARE | HAZELWOOD, MO | SITE PLAN

SUITE	TENANT	SF
<b>BUILDING 1</b>		
1	WASHINGTON UNIVERSITY	25,244
7	ATLAS	6,390
11	AVAILABLE	3,472
14	PRIME	3,270
15	WASHINGTON UNIVERSITY	5,198
21	AVAILABLE	24,257
31	AVAILABLE	8,000
35	AVAILABLE	2,934
41	CAR SHIELD	64,160
65A	GROW GENERATION	7,775
65B	AVAILABLE (CAN BE SUBDIVIDED)	9,922
75	DOLLAR TREE	11,000
<b>BUILDING 2</b>		
203	AVAILABLE	1,614
205	COLOUR SALON	750
207	AVAILABLE	1,000
209	AVAILABLE	1,750
213 - 219	AXES PHYSICAL THERAPY	4,955
225	H & R BLOCK	1,975
<b>BUILDING 3</b>		
433	AVAILABLE	7,829
443	VICTORY MINISTRIES CHURCH	
2,536		
453	AVAILABLE	2,110
463	CONCENTRA HEALTH SERVICES INC.	7,881
<b>OUTPARCELS</b>		
A1	ONEMAIN FINANCIAL	2,135
A2	GATEWAY SPINE & JOINT	4,113
<b>GARAGE</b>		
996	AVAILABLE STORAGE	



## LEASE RATES

### BUILDING 1

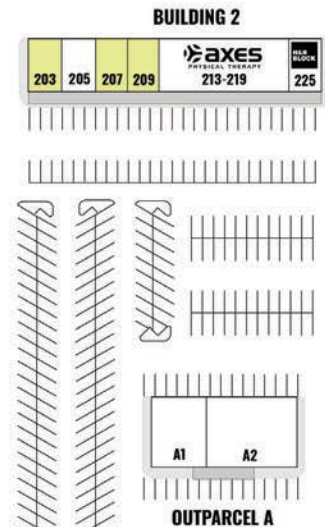
11	\$12.00 PSF NNN
21	\$12.00 PSF NNN
31	\$12.00 PSF NNN
35	\$12.00 PSF NNN
65B	\$12.00 PSF NNN

### BUILDING 2

203	\$16.00 PSF NNN
207	\$16.00 PSF NNN
209	\$18.00 PSF NNN

### BUILDING 3

453	\$12.00 PSF NNN
433	\$12.00 PSF NNN



PLEASE CONTACT:

**IAN SILBERMAN**  
314.818.1560 (DIRECT)  
314.409.9904 (MOBILE)  
ian@LocationCRE.com

**BEN WEIS**  
314.818.1563 (DIRECT)  
314.629.6532 (MOBILE)  
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