



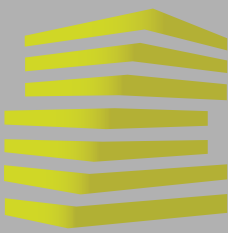
HIGH RIDGE CROSSING

HIGH RIDGE, MO



LOCATION.
commercial real estate

JUNIOR BOX & SMALL SHOP SPACE AVAILABLE FOR LEASE.



HIGH RIDGE CROSSING

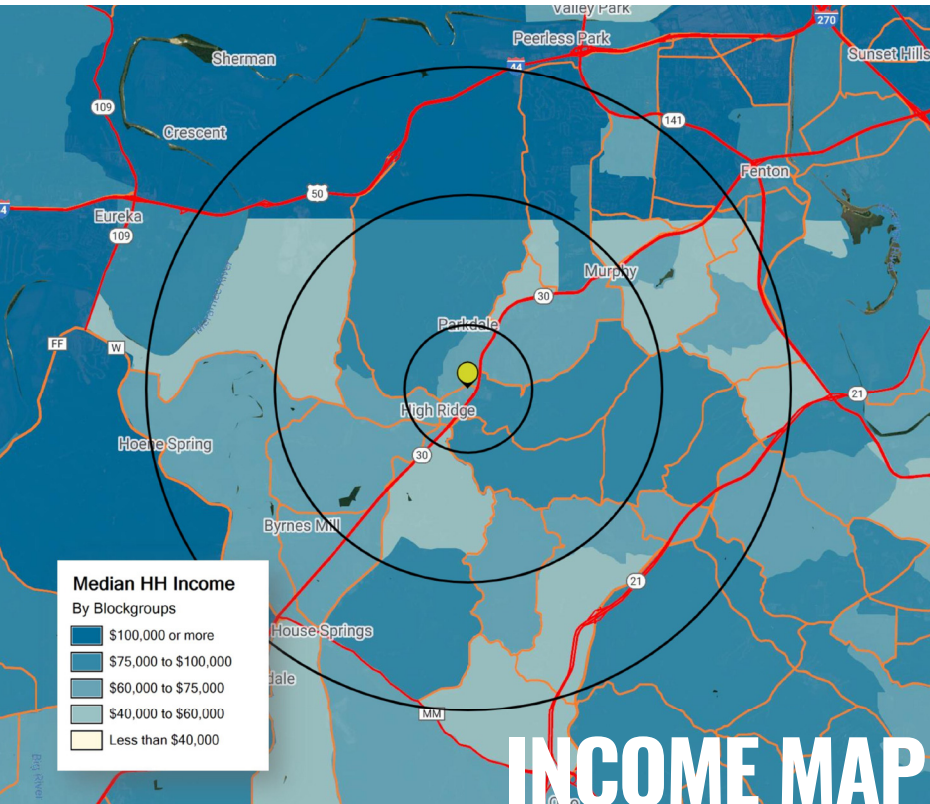
NEIGHBORHOOD VIBE

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High Ridge Missouri is located in Jefferson County and is a Census-Designated Place. It is about 40 minutes southwest of Downtown St Louis. Important roads for High Ridge are Highway 30, Antire Road, State Highway PP, High Ridge Blvd and others.

High Ridge is unincorporated, despite several attempts from the 1960s forward to form a city. Northeast Jefferson County, including High Ridge, has been cited by University of Missouri geography professor emeritus Walter F. Schroeder as a "grand experiment" in governance by taxing districts, in which functions normally performed by a municipality (fire, sewer, ambulance, and water) are instead controlled by elected district trustees, with other functions (police, planning and zoning, roads, real estate matters) left to county-wide ordinance, with the tradeoff being lower taxes than an incorporated region. This "experiment" was not planned, but is a result of the reluctance of long-time residents in the face of urbanization, and the antipathy of post-WWII and post-Korea settlers against the large urban governments from which most came.

Residents of High Ridge are served by the Northwest School District. The district has 6 elementary schools, Woodridge Middle and Valley Middle Schools and Northwest High School.



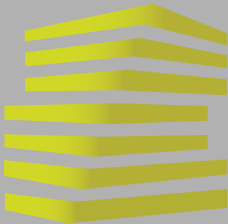
ANNUAL DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,052	21,393	65,054
HOUSEHOLDS	2,092	8,497	25,411
AVG HH INCOME	\$95,751	\$103,258	\$110,174



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SITE PLAN

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- 35,364 SF +/- ADJACENT TO NEW ALDI GROCERY STORE
- 1,328 - 4,075 SF AVAILABLE
- GREAT PYLON SIGNAGE
- LOCATED ACROSS THE STREET FROM WALMART SUPERCENTER
- OVER 36,000 VPD ON HIGHWAY 30
- CALL BROKER FOR PRICING

360 VIRTUAL TOURS AVAILABLE SUITES

- SUITE 1005
- SUITE 1011
- FORMER SHOP N' SAVE

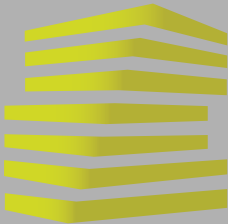


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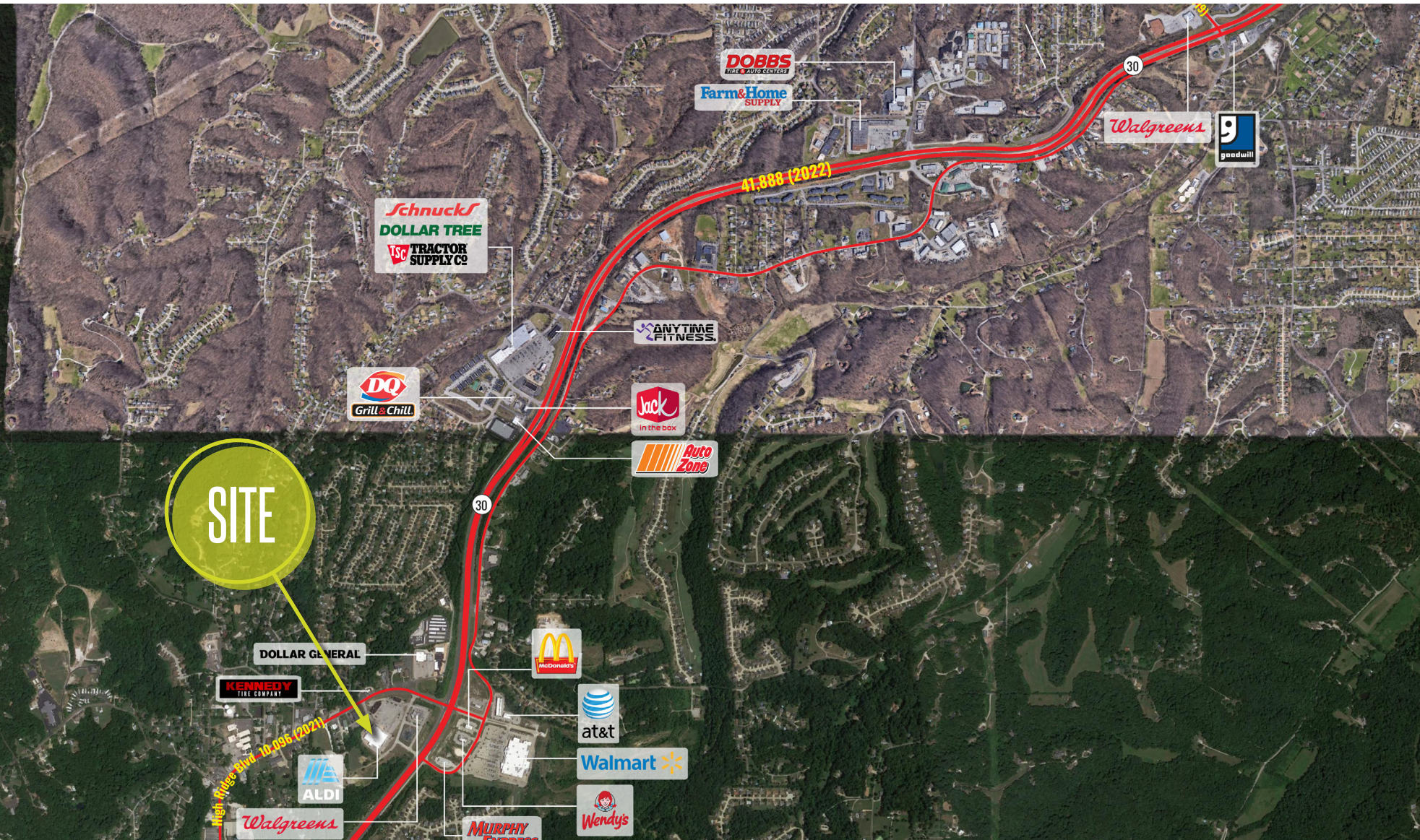
MARKET AERIAL

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SITE

41,888 (2022)

10,096 (2021)



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