



LOCATION.
commercial real estate

ROSS
DRESS FOR LESS

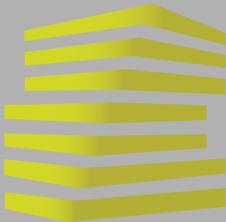


DEER CREEK SHOPPING CENTER

3200 - 3256 LACLEDE STATION RD

MAPLEWOOD, MO

360°
VIRTUAL
TOUR



DEER CREEK SHOPPING CENTER

NEIGHBORHOOD VIBE

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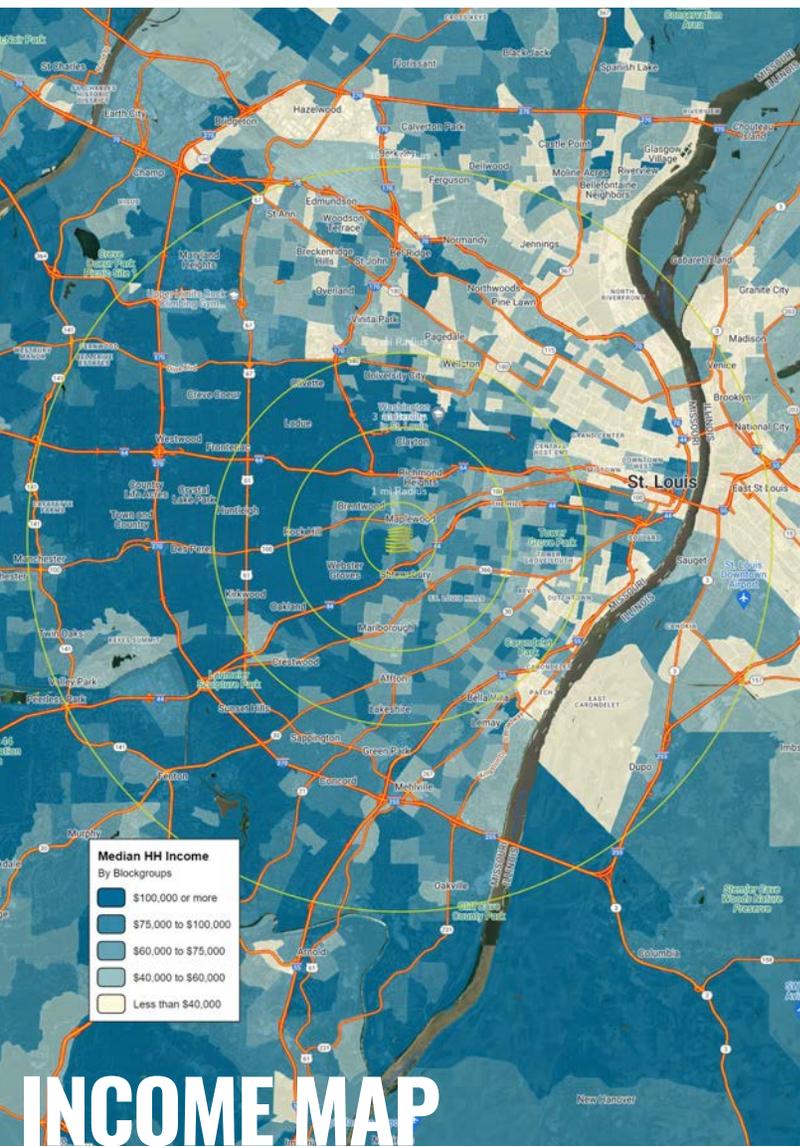
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TRADE AREA OVERVIEW

MAPLEWOOD, A CHARMING NEIGHBORHOOD NOT FAR FROM FOREST PARK, HAS EMERGED AS ONE OF THE AREA'S NEWEST BOUTIQUE AND ANTIQUE SHOPPING DESTINATIONS. MAPLEWOOD'S CREATIVE SHOPS ARE SANDWICHED AMONG A VARIETY OF RESTAURANTS AND COFFEE HOUSES. THE NEIGHBORHOOD ALSO OFFERS THE VINTAGE SARATOGA LANES – THE OLDEST BOWLING ALLEY WEST OF THE MISSISSIPPI RIVER, AND TOURS OF THE SCHLAFLY BOTTLEWORKS THAT EXPLAIN THE HISTORY OF BEER BREWING IN ST. LOUIS.

MAPLEWOOD IS CURRENTLY BEING REVITALIZED BY AN INFUX OF RESTAURANTS, BUSINESSES, AND SHOPS AROUND MANCHESTER AVENUE, SUTTON AVENUE, AND THE GREENWOOD HISTORIC DISTRICT. MAPLEWOOD'S MAJOR EMPLOYERS INCLUDE SUNNEN PRODUCTS COMPANY HEADQUARTERS, ENTERPRISE RENT A CAR, MAPLEWOOD-RICHMOND HEIGHTS SCHOOL DISTRICT, SCHNUCKS, AND ESSEX INDUSTRIES.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	12,100	126,102	337,581
HOUSEHOLDS	5,590	59,851	158,698
EMPLOYEES	10,435	108,757	295,088
AVG HH INCOME	\$122,679	\$139,590	\$133,157

AREA RETAIL | RESTAURANTS

ROSS
DRESS FOR LESS

SHOE CARNIVAL

DOLLAR TREE

Marshalls

MCALISTER'S DELI

CATO

GFS
gordon food service

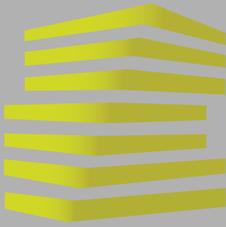
PAINTED TREE
BOUTIQUES



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SITE PLAN

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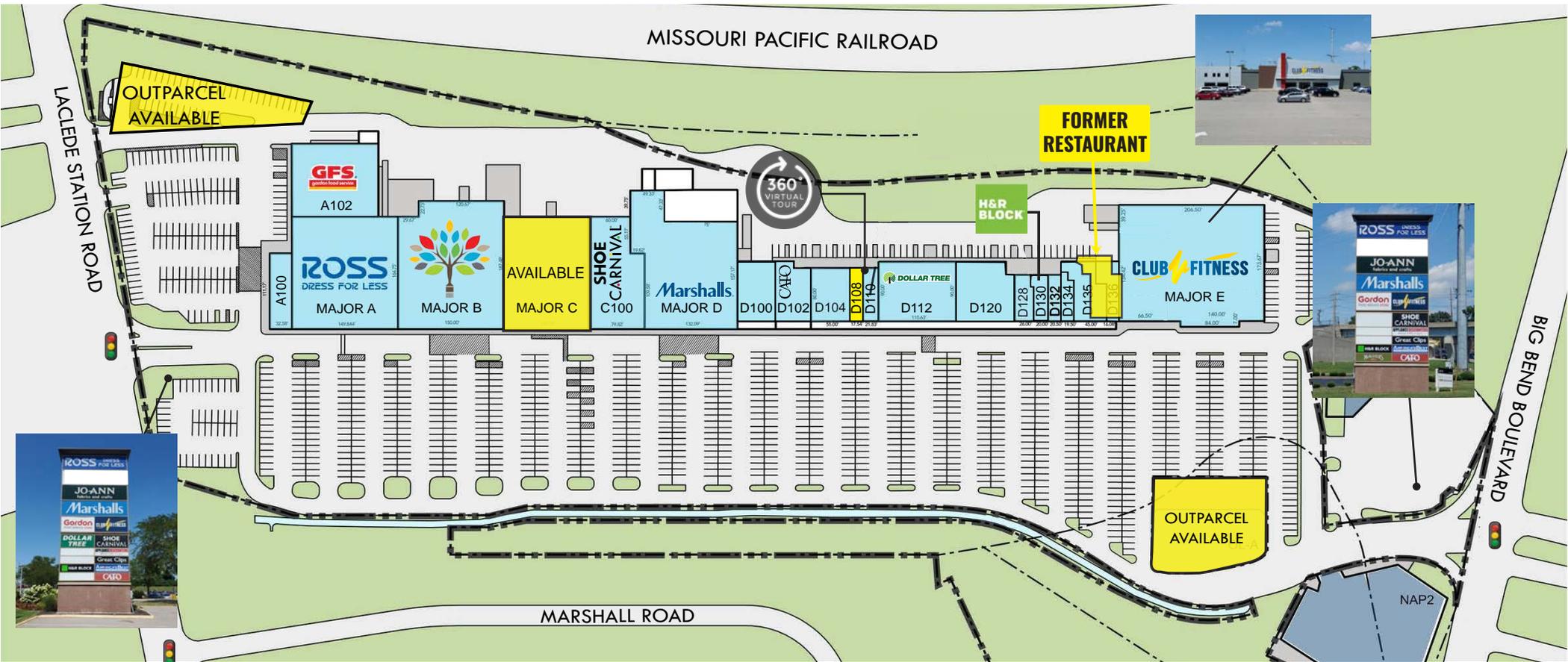
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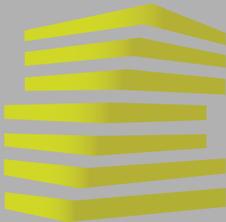


Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
A-100	McAlister's	3,598	D-100	Co Co Nails	4,916	D-128	License Office	1,713
A-102	GFS Marketplace	13,884	D-102	Cato	4,282	D-130	H&R Block	1,475
MAJOR A	Ross Dress For Less	55,012	D-104	America's Best Contacts	4,400	D-132	Healing STL	1,434
MAJOR B	Painted Tree	27,337	D-108	AVAILABLE	1,400	D-134	Puff Zone	1,282
MAJOR C	AVAILABLE	19,710	D-110	Adecco	1,760	D-135	Cowbron Mexican Restaurant	3,980
C-100	Shoe Carnival	12,087	D-112	Dollar Tree	9,915	D-136	Army Corps	2,050
MAJOR D	Marshalls	24,524	D-120	Appliance Discounters	7,249	MAJOR E	Club Fitness	38,597



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PROPERTY SNAPSHOT

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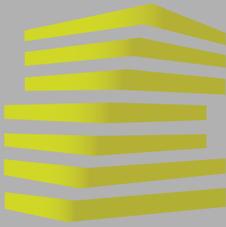


- POWER CENTER WITH SMALL SHOP SPACE AND PAD SITES AVAILABLE
- SIGNALIZED ACCESS FROM LACLEDE STATION RD./S. HANLEY RD. AND BIG BEND BLVD., WHICH BORDER THE SHOPPING CENTER ON THE WEST AND EAST SIDES, RESPECTIVELY, AND WHICH PROVIDE OVER 40,000 VPD COLLECTIVELY
- EXCELLENT REGIONAL ACCESSIBILITY IN MID ST. LOUIS COUNTY, SERVING A DENSE RESIDENTIAL POPULATION
- SPACE AVAILABLE: 1,400 SF - 19,710 SF
- CALL BROKER FOR PRICING



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ZOOM AERIAL

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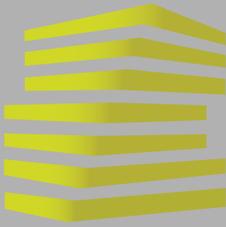
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MARKET AERIAL

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