

# FOUR SEASONS SHOPPING CENTER

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O'FALLON, MO

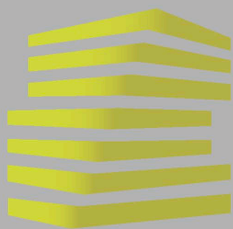


BACELINE  
GROUP



LOCATION.  
commercial real estate





# FOUR SEASONS SHOPPING CENTER

## NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (OFFICE)

314.488.5900 (MOBILE)

Alex@LocationCRE.com

JOE LODES

314.818.1564 (DIRECT)

314.852.8234 (MOBILE)

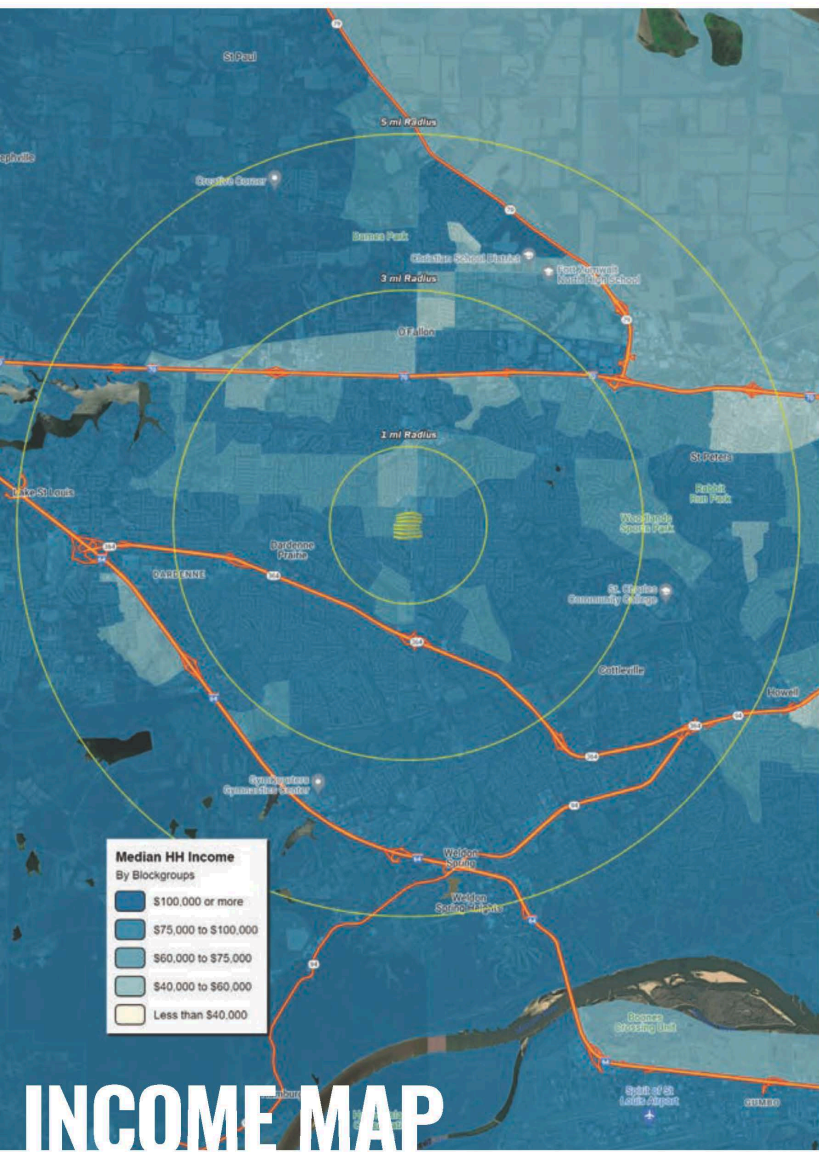
Joe@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)

314.560.0781 (MOBILE)

Tony@LocationCRE.com



### TRADE AREA OVERVIEW

Located just 35 miles northwest of St. Louis, O'Fallon has become one of Missouri's largest municipalities, with a population that has more than quadrupled since 1990. The influx of newcomers—not to mention major employers such as CitiMortgage, MasterCard, and Allianz Global Risks US— has helped boost the city's historic downtown area, and given rise to new community and sports centers. O'Fallon continues to receive national accolades for being one of America's best places to live, and one of America's safest cities. In 2017, O'Fallon celebrated Money Magazine's recognition – again – of their City as one of the nation's "100 Best Places to Live." Nearly 1,500 businesses call O'Fallon home, satisfying the tastes and styles of almost everyone. Shopping and dining experiences range from large retail chains to small independent businesses located along the following main corridors: Bryan Road, Highway K, Main Street, Tom Ginnever, WingHaven and the Auto Mall on the I-64 high tech corridor.

O'Fallon is rooted in community tradition through its numerous attractions and events including the 9/11 Memorials, Veterans Memorial Walk, Heritage & Freedom Fest, Fall Fest, Founders' Day and Celebration of Lights. More than 450 acres of parks are located throughout the City offering a wide array of sporting and cultural activities throughout the year for all ages. Recreational facilities include the Renaud Spirit Center (indoor recreation complex), Alligator's Creek Aquatic Center, Ozzie Smith Sports Complex and CarShield Field, and the O'Fallon Family YMCA. Public infrastructure continues to be a significant City focus, with millions budgeted for the street and road improvement fund for infrastructure improvements and maintenance.

BJC Progress West HealthCare Center is a state-of-the-art hospital built in 2007 that complements numerous urgent care facilities and doctors' offices located throughout the City. O'Fallon Brewery was founded in January 2000 and has experienced steady growth since. The brewery's 15-barrel produces small handcrafted batches of award-winning beer. In 2014, O'Fallon Brewery expanded into their new location in Maryland Heights, Missouri. Since its inception, O'Fallon Brewery's distribution has steadily spread throughout the Midwest area.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>14,281</b>	<b>91,933</b>	<b>171,826</b>
<b>HOUSEHOLDS</b>	<b>5,021</b>	<b>33,539</b>	<b>64,523</b>
<b>EMPLOYEES</b>	<b>3,546</b>	<b>24,226</b>	<b>58,209</b>
<b>MED HH INCOME</b>	<b>\$103,563</b>	<b>\$112,835</b>	<b>\$112,961</b>

### AREA RETAIL | RESTAURANTS



**KOHL'S**



**five BELOW**

**OSTERIA FORTO**

**ROSS DRESS FOR LESS**

**BUFFALO WILD WINGS.**

**FRESH THYME MARKET™**



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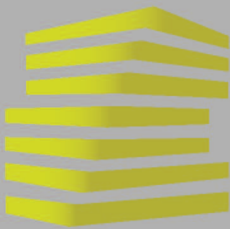


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## SITE PLAN

ALEX APTER

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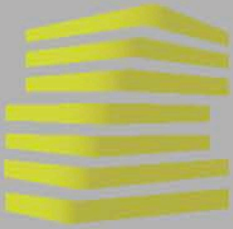
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Suite	Tenant	SF
2421	O'Fallon License Office	3,250
2425	Honey Bee Tea	1,375
2427	Drip City & Med Spa	1,375
2429	State Farm	1,375
2431-37	Freedom Fitness	6,650
2439	HOTWORX	1,950
2441	Puff Zone	1,375
2443	AVAILABLE	1,375
2445	Nails on K	1,375
2447	Mizu Hibachi Sushi & Ramen	2,200
2449	Mi Mexico Lindo	2,315
2501	AVAILABLE	1,800
2503	Martial Arts	1,800
2505-6	Adventure Accessories	2,657
2507	Title Partners Agency	1,920
2509	Osteria Forto	3,272

- 1,800 SF FORMER OFFICE AVAILABLE
- 1,375 SF FORMER BAKERY AVAILABLE
- CENTRALLY LOCATED SHOPPING CENTER ALONG HIGHWAY K
- AREA RETAILERS INCLUDE TARGET, KOHL'S, FRESH THYME, ROSS DRESS FOR LESS, AND FIVE BELOW
- ASKING RENT: CALL BROKER FOR PRICING





# FOUR SEASONS SHOPPING CENTER

## MARKET AERIAL

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# BACELINE LEASING

NEIGHBORHOOD SHOPPING CENTERS CREATING COMMUNITY VALUE

At Baceline Group, we invest in communities by acquiring and managing Neighborhood Shopping Centers. These centers are home to the businesses we rely on most in our day-to-day lives. By focusing solely on this niche property type and leveraging our comprehensive management approach, we maximize value for investors, tenants, and communities alike.

Since Baceline's inception in 2003, our mission has been to unlock value in this overlooked asset class. Through the Great Recession and COVID-19, Neighborhood Shopping Centers have proven their resiliency and stability time and time again. Our tenant base is the lifeblood of our property operations and a critical component of our firm's success. As an owner of Neighborhood Shopping Centers, we have a unique opportunity to invest in programs and initiatives that make a meaningful impact on our tenants' businesses and the communities in which they serve.

## BACELINE ADVANTAGE

Baceline tenants receive access to exclusive, top-of-the-line business resources, convenient tools to automate their businesses, and a dedicated team to support them every step of the way.

### TENANT PORTAL

- Make Payments Online
- Review Charge Schedule
- Document & Forms Library

### SMALL BUSINESS HUB

- Digital Marketing Resources
- Small Business Tools & Guides
- Industry Best Practices

### DEDICATED TEAM

- Regional Team Model
- Routine Property Visits
- Mentor Match Program



CONSTRUCTION  
MANAGEMENT



IN-HOUSE  
PROPERTY MANAGEMENT



SUSTAINABILITY  
TIPS



COMMUNITY  
OUTREACH



EVENT  
SUPPORT



# OUR APPROACH

Baceline takes a strategic, hands-on approach to assure the health and viability of our Neighborhood Shopping Centers. Our Leasing Team operates from deep industry experience and thoughtfully assembles a synergistic mix of businesses to enhance the shopping experience for patrons, drive foot traffic to our centers, and ultimately maximize value to our tenants.

Our portfolio of Neighborhood Shopping Centers is divided into six regions. Every region and property are assigned a Regional Property Manager, Associate Property Manager, Leasing Portfolio Manager, Lease Transaction Manager, and Property Accountant. Every Baceline tenant has a dedicated team they can count on for anything that comes up in their daily operations.

Our collective goal is to provide our tenants with comprehensive support from maintenance requests, billing inquiries, lease renewal/expansion, and much more!

## MANAGEMENT REGIONS

- FRONTIER
- HEARTLAND
- MIDWEST
- OHIO RIVER VALLEY
- SOUTHEAST
- SOUTHWEST

## OUR PORTFOLIO AT A GLANCE

**132**

Properties

**35**

Markets

**+4.6M**

Leasable Square Feet

**+1,450**

Tenants

**89%**

Occupancy Rate

## TENANTS

BY USE CATEGORY



## PROPERTIES

BY LOCATION



**+90%**

Small Businesses

**84%**

Tenant Retention



# PROPERTY EVENTS

Baceline tenants have a unique opportunity to take advantage of their brick and mortar businesses and host meaningful events at their physical locations. We believe that dedicating resources and supporting tenant events, particularly those held in partnership with local non-profits and municipalities, advance the vibrancy of our Neighborhood Shopping Centers and surrounding communities. This has been a long-standing, core principle of Baceline's ownership philosophy and landlord mentality.

Our seasoned Property Management team is ready and equipped to provide everything Baceline tenants need to host successful events at their property.

## CELEBRATIONS

## FAIRS & FESTIVALS

## DONATION DRIVES

## ENTERTAINMENT

## COMMUNITY RESOURCE PROGRAMS

# MENTOR MATCH PROGRAM

Baceline tenants have access to a network of over 10,000 certified mentors dedicated to serving business owners and entrepreneurs in over 1,500 communities across the country. Mentors have expertise in all sectors of business and over 25 languages spoken are offered. Tenants can be individually matched with a mentor in their area and specific industry for one-on-one advice absolutely FREE.

Business owners who have worked with a mentor reported the following statics...

**55%**  
INCREASED  
REVENUE

**99%**  
REMAINED  
IN BUSINESS

**18%**  
AVG BUSINESS  
GROWTH

# SMALL BUSINESS HUB

Baceline offers a comprehensive array of curated resources in our online Small Business Hub, including templates, guides, articles, webinars, and more. Tailored to the specific needs of businesses across various industries, our goal is to provide targeted assistance and support that aligns with the unique challenges and needs of Neighborhood Shopping Center tenants.

DIGITAL MARKETING  
RESOURCES

SMALL BUSINESS  
STRATEGIES

BRICK & MORTAR  
BUSINESSES

EDUCATIONAL PROGRAMS  
& WORKSHOPS

# TENANT TESTIMONIAL

Kevin Baker, Owner of Fitness Together

"The feedback that your team provided was amazing. I am still moved at how helpful and supportive everyone at Baceline has been. The action items for consideration provided are great and have good potential to be sound investments. Thank you again for brainstorming discussion and follow up suggestions. I feel very fortunate to have your team supporting our efforts."

FITNESS TOGETHER