

ST. JOHN CROSSINGS

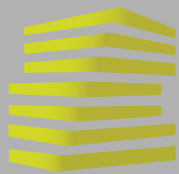
ST. JOHN, MO

9000-9070 ST CHARLES ROCK RD

Schnucks
FRESH FOODS



LOCATION.
commercial real estate



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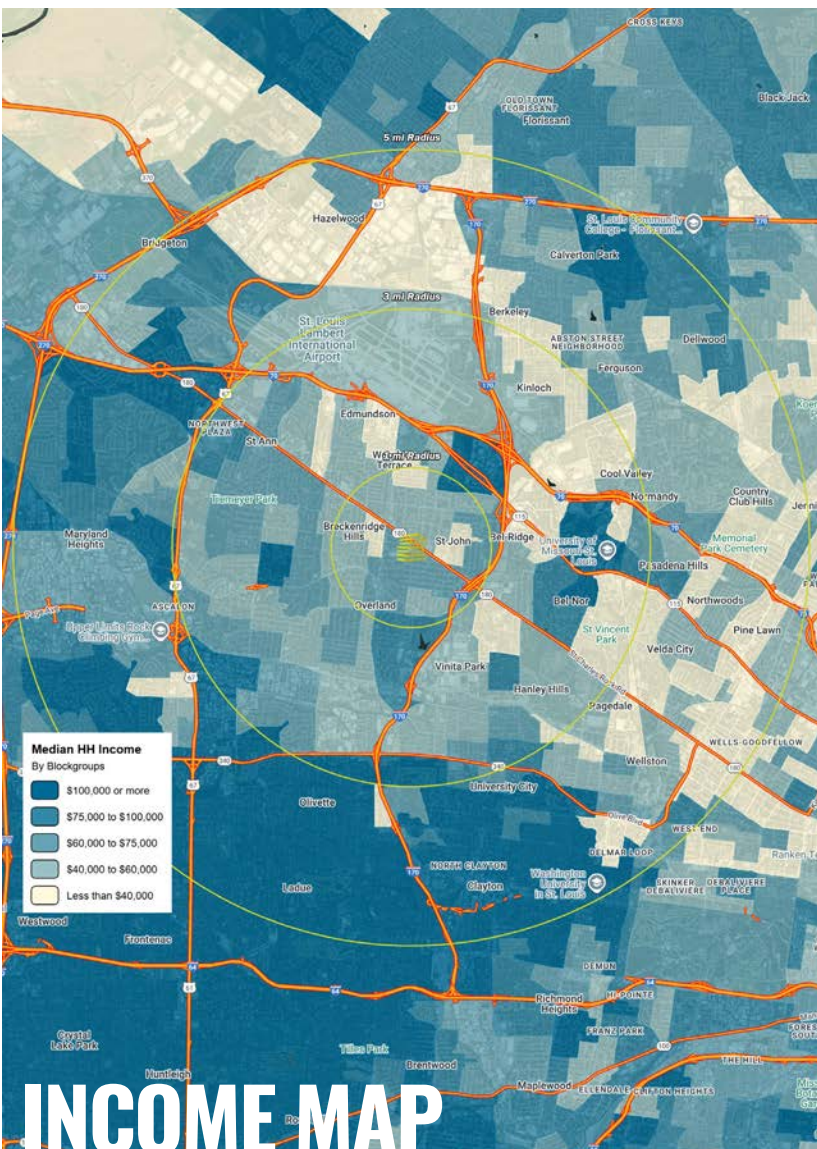
NEIGHBORHOOD VIBE

TONY MOON

ALEX APTER

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TRADE AREA OVERVIEW

ST. JOHN IS A CENTRALLY LOCATED INNER-RING SUBURB OF ST. LOUIS, SITUATED JUST 12 MILES NORTHWEST OF DOWNTOWN. THE COMMUNITY OFFERS EXCELLENT CONNECTIVITY THROUGH I-70, I-170, AND ST. CHARLES ROCK ROAD, POSITIONING IT AS A CONVENIENT HUB FOR RESIDENTS AND BUSINESSES ALIKE. ITS LOCATION NEAR LAMBERT-ST. LOUIS INTERNATIONAL AIRPORT FURTHER ENHANCES ACCESSIBILITY AND SUPPORTS BOTH EMPLOYMENT AND COMMERCIAL ACTIVITY.

WITH A POPULATION OF APPROXIMATELY 6,500 RESIDENTS, ST. JOHN IS A SMALLER BUT WELL-ESTABLISHED MUNICIPALITY IN MID-ST. LOUIS COUNTY. THE CITY FEATURES STABLE RESIDENTIAL NEIGHBORHOODS, A MIX OF SINGLE-FAMILY HOMES AND MULTIFAMILY HOUSING, AND PROXIMITY TO MAJOR RETAIL, HEALTHCARE, AND EMPLOYMENT CENTERS. ITS CENTRAL LOCATION WITHIN THE COUNTY MAKES IT A PRACTICAL TRADE AREA SERVING SURROUNDING COMMUNITIES SUCH AS OVERLAND, BRECKENRIDGE HILLS, AND WOODSON TERRACE.

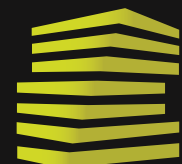
MAJOR EMPLOYERS AND INSTITUTIONS IN AND AROUND ST. JOHN INCLUDE LAMBERT AIRPORT, BOEING, EXPRESS SCRIPTS, AND THE UNIVERSITY OF MISSOURI-ST. LOUIS, ALL LOCATED WITHIN A SHORT DRIVE. IN ADDITION, THE AREA BENEFITS FROM NEARBY HEALTHCARE FACILITIES, LOGISTICS HUBS, AND GOVERNMENT OFFICES, PROVIDING A STRONG AND DIVERSE EMPLOYMENT BASE.

RETAIL ACTIVITY IN ST. JOHN IS CONCENTRATED ALONG ST. CHARLES ROCK ROAD, WHERE A MIX OF NATIONAL AND LOCAL RETAILERS, SERVICE PROVIDERS, AND RESTAURANTS DRAW DAILY TRAFFIC. THE CORRIDOR SERVES AS A VITAL COMMERCIAL SPINE CONNECTING THE COMMUNITY TO LARGER RETAIL CLUSTERS IN BRIDGETON AND ST. ANN, WHILE ALSO MEETING THE NEEDS OF NEIGHBORHOOD RESIDENTS.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	15,103	84,820	237,682
HOUSEHOLDS	6,111	36,158	101,776
EMPLOYEES	2,958	49,255	190,457
MED HH INCOME	\$54,167	\$60,293	\$76,723

AREA RETAIL | RESTAURANTS

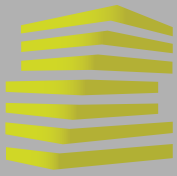


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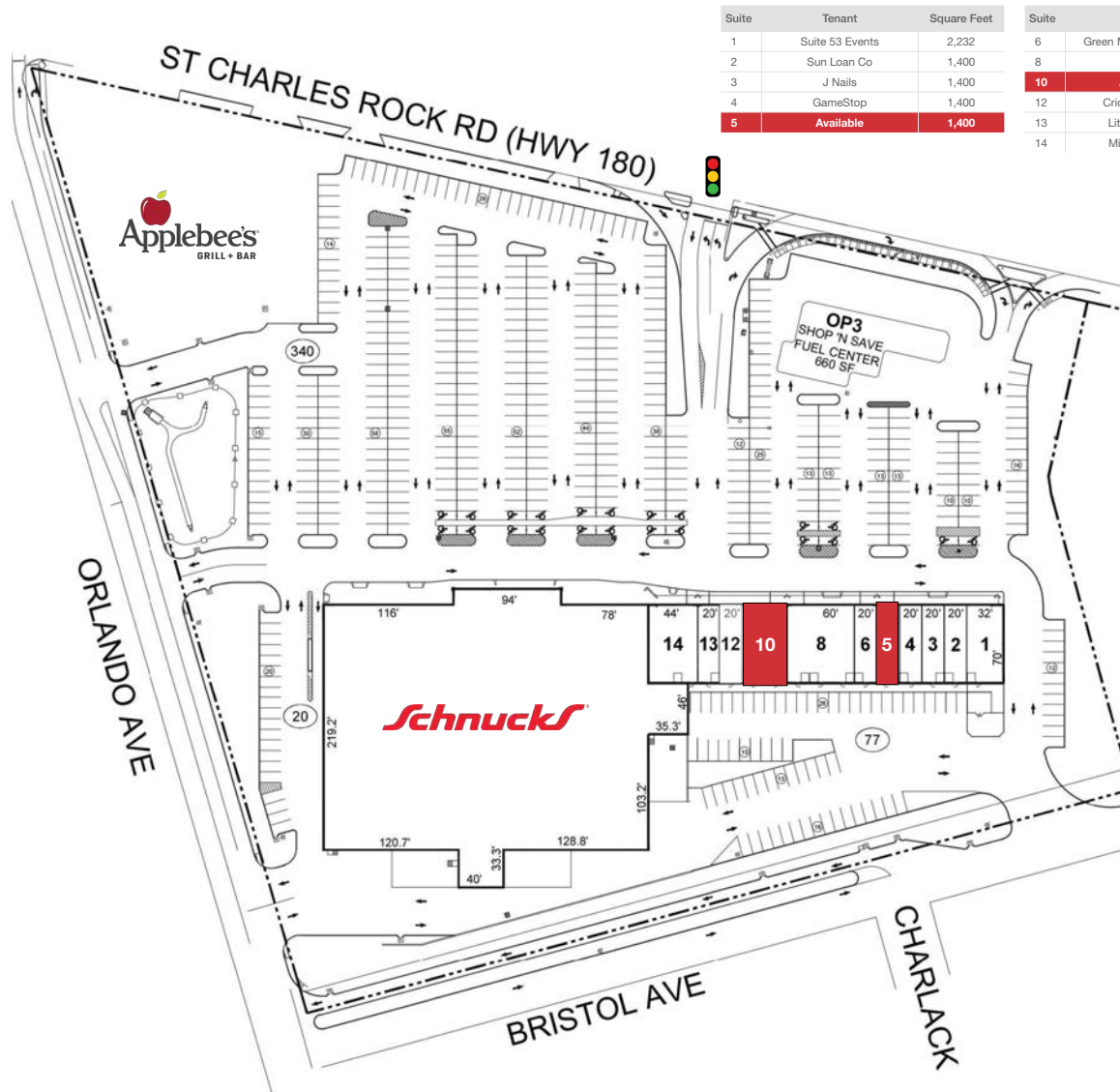
SITE PLAN

TONY MOON

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Suite	Tenant	Square Feet
1	Suite 53 Events	2,232
2	Sun Loan Co	1,400
3	J Nails	1,400
4	GameStop	1,400
5	Available	1,400

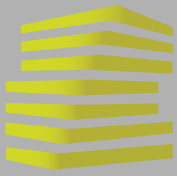
Suite	Tenant	Square Feet
6	Green Moon Restaurant	1,400
8	Rainbow	4,200
10	Available	2,800
12	Cricket Wireless	1,400
13	Little Caesar's	1,400
14	Mimi's Beauty	3,168

- **1,400 & 2,800 SF AVAILABLE FOR LEASE**
- **GREAT VISIBILITY TO OVER 21,500 VPD ON ST. CHARLES ROCK RD**
- **EXCELLENT OPPORTUNITY LOCATED AT SIGNALIZED INTERSECTION**
- **SCHNUCKS ANCHORED SHOPPING CENTER**
- **CALL BROKER FOR PRICING**



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MARKET AERIAL

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