



LOCATION.
commercial real estate



BACELINE
GROUP

BUTLER HILL SQUARE

BUTLER HILL RD & LEMAY FERRY RD

ST. LOUIS, MO



TAKE A
360°
VIRTUAL TOUR

1,173 - 3,075 SF AVAILABLE RETAIL | MEDICAL | OFFICE | STORAGE



BUTLER HILL SQUARE

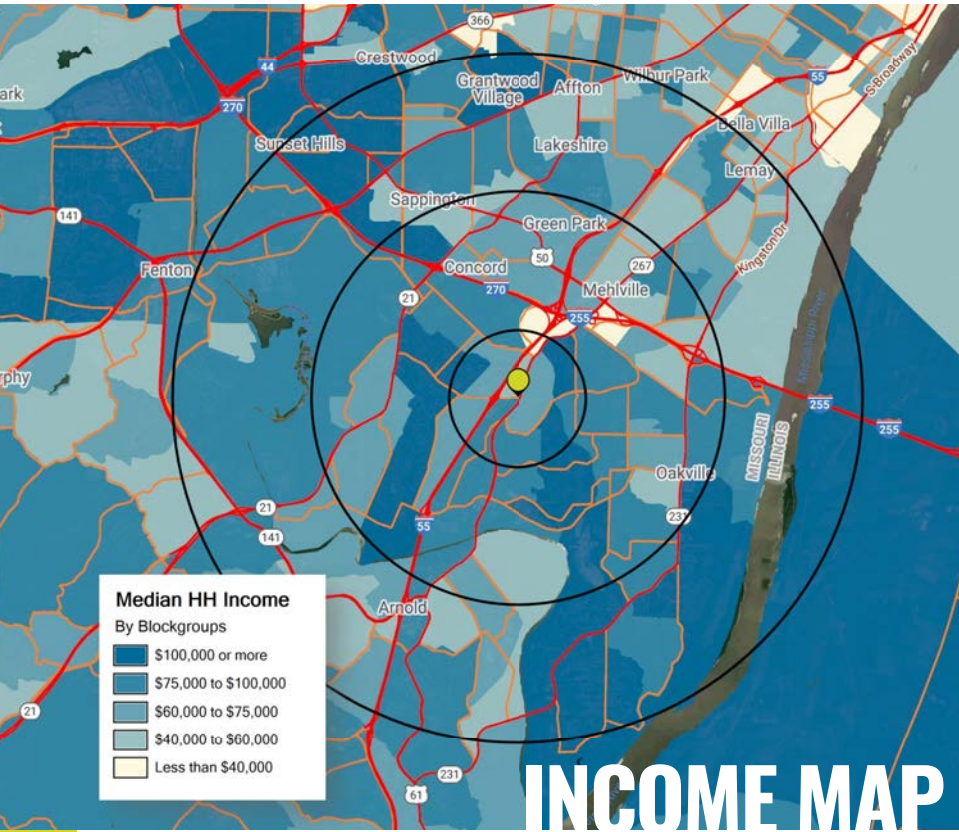
NEIGHBORHOOD VIBE

JOE LODES

314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com



INCOME MAP

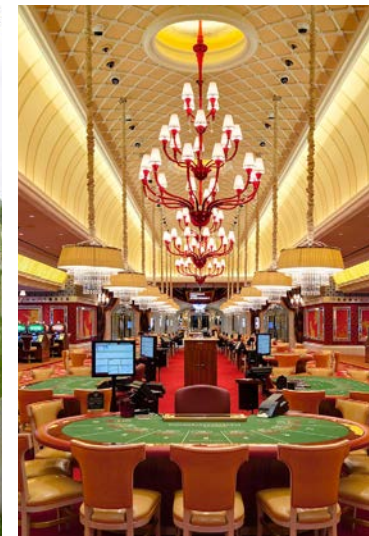
While largely populated, much of South County is unincorporated. It is the most homogeneous area within St. Louis county and major communities include Kirkwood, Fenton, Lemay, Mehlville, Oakville, Affton, and Sunset Hills. The business environment in South County is as progressive as it is diverse. The South County area manufactures a wide variety of products and provides an equally varied amount of professional services. The area is served by five school districts: Lindbergh, Affton, Bayless, Hancock and Mehlville. The start of the Ozark Mountains and Ozark Plateau begin in South County and neighboring Jefferson County. Many communities have an abundance of gently rolling hills.

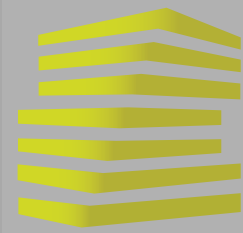
Jefferson Barracks began as a military post, and was active from 1826-1946. Through five major wars, including the Civil War and both World Wars, the post served varying roles, including a hospital, a supply station and most frequently, a recruiting station. Beginning in 1950, the Federal Government conveyed tracts of land to St. Louis County to operate as a historical park. Jefferson Barracks is now the site of two County Parks, a National Guard Base and a Veterans Administration Hospital. The 135-acre National Guard post is home to the Missouri Army National Guard's largest brigade. Jefferson Barracks National Cemetery, established in 1826, is an American military cemetery. As of 2011, over 183,000 people are interred there.

South County Center, located in Mehlville, was opened in 1963. The mall is anchored by Macy's, JC Penney, Dick's and Dillard's, and is comprised of over one million square feet of retail space. Ronnie's 20 Cine is located in Sappington. The multiplex theatre features an IMAX theatre and arcade. River City Casino, in Lemay, opened in 2010 on the western bank of the Mississippi River. The casino sits on 56 acres and includes 90,000 square feet of gaming space. Additionally, the casino is home to live events as varied as concerts by nationally known artists and boxing matches.

ANNUAL DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 MILE	12,067	5,263	\$103,062
3 MILES	78,359	34,053	\$110,678
5 MILES	170,343	72,471	\$112,798





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SITE PLAN

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BUTLER HILL SQUARE TENANT ROSTER

4044-48	ADVANCED TRAINING AND REHAB	4,612
4042	AVAILABLE	1,178
4040	TRES SALON	1,240
4038	LUCKY CHINA RESTAURANT	1,240
4036	AMBIANCE NAIL & HAIR DESIGN	1,240
4034	TAILOR SHOE REPAIR	645
4032	AVAILABLE	1,835
4030	AVAILABLE (FOUR HORSEMEN TATTOO)	1,240
4028	ST. LOUIS VAPOR SHOP	1,240
4024	LABOR FINDERS	2,894
4020	ADVANCED INJURY CARE	2,800
4010	PINK GALLEON	7,000
4006	NAIL CLUB	1,400
4004B	AVAILABLE (OFFICE/STORAGE)	1,173-2,592
4004C	KUTIS	1,441

360 VIRTUAL TOURS AVAILABLE SUITES



SUITE 4032



SUITE 4004B



SUITE 4030



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REALTY
RESOURCES
MEMBER

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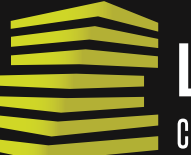
PHOTOS

JOE LODES
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- 1,173 - 3,075 SF AVAILABLE
- LOCATED DIRECTLY ACROSS THE STREET FROM CHILDREN'S HOSPITAL SPECIALTY CARE CENTER AND WALGREENS
- CALL BROKER FOR PRICING



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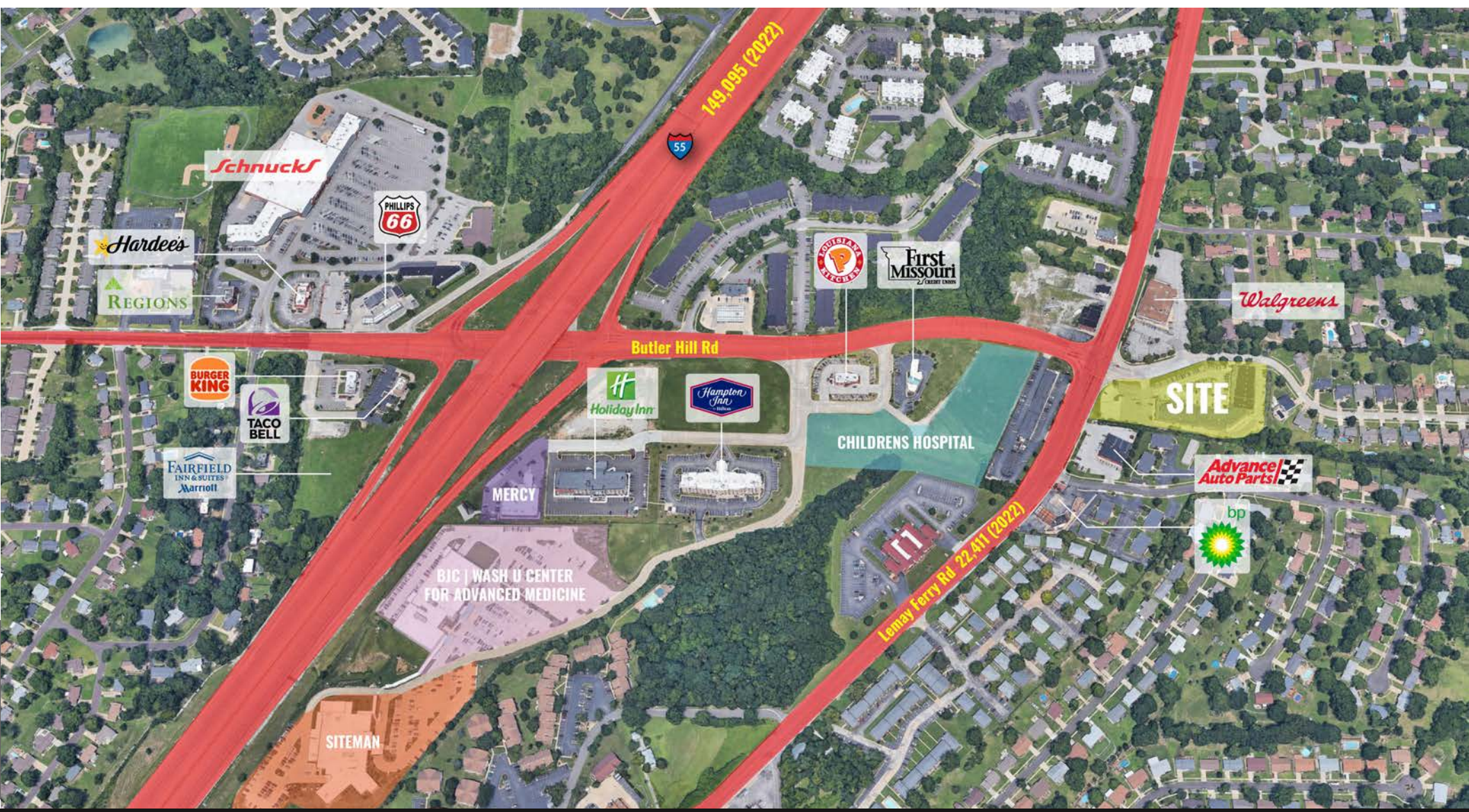
ZOOM AERIAL

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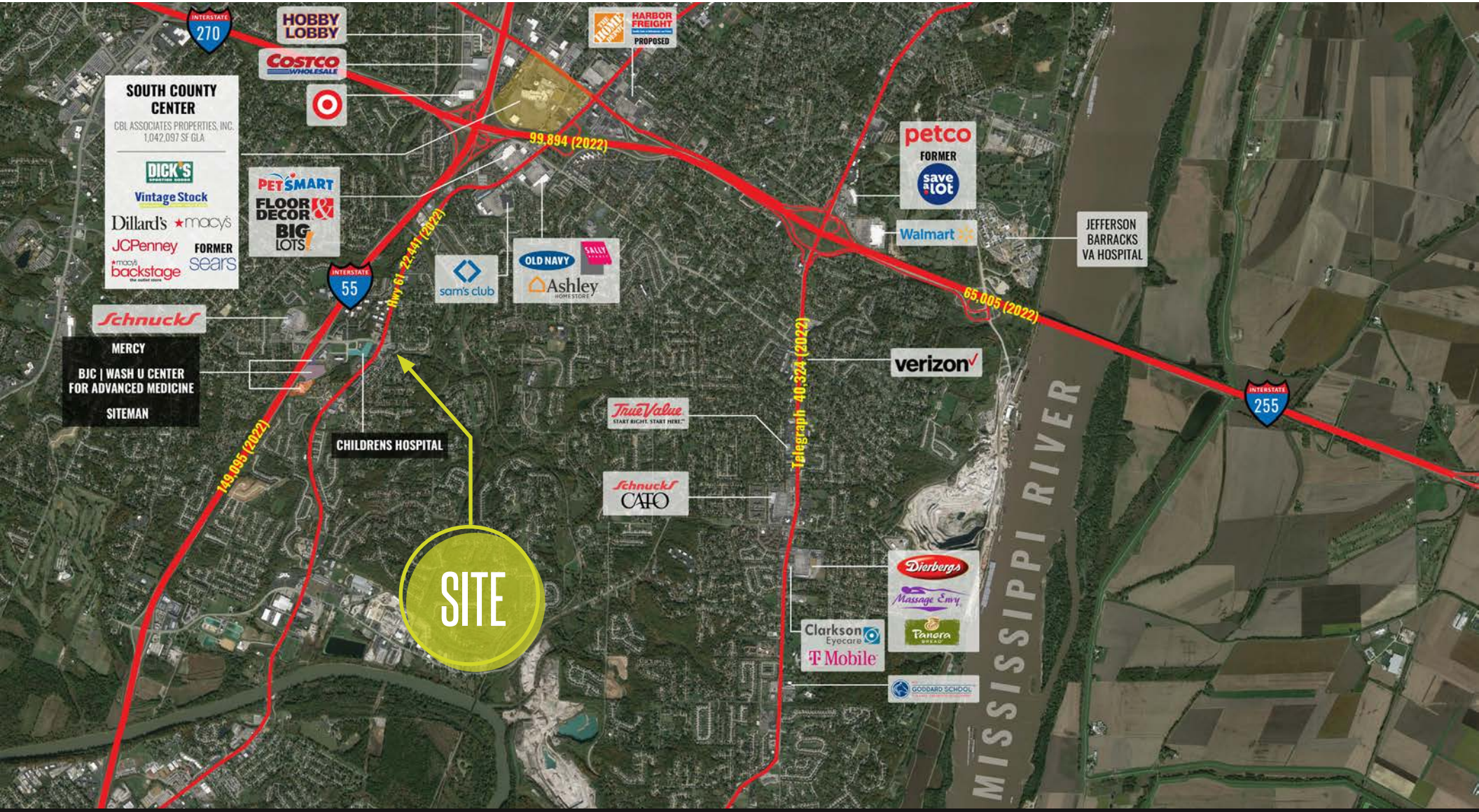
MARKET AERIAL

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