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commercial real estate

TENHOLDER PLAZA

122-142 SOUTH COUNTY CENTER WAY

ST. LOUIS, MO





TENHOLDER PLAZA

NEIGHBORHOOD VIBE

ALEX APTER

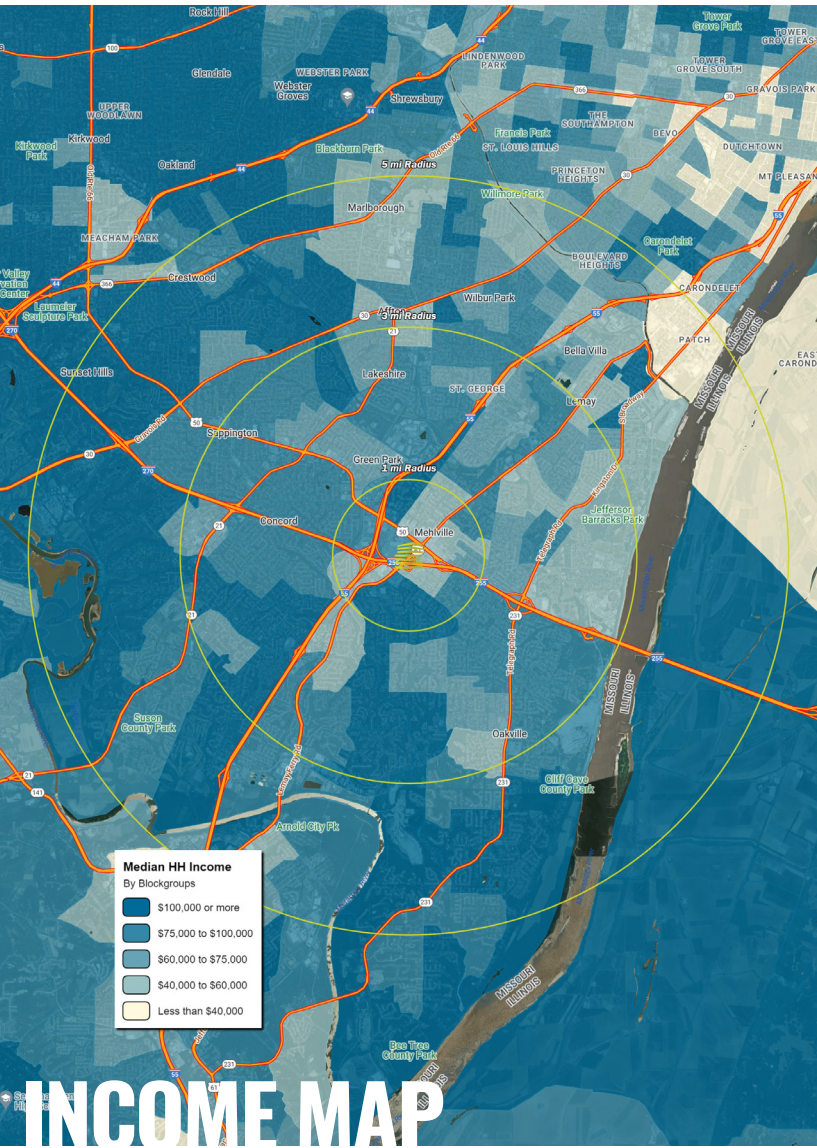
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TRADE AREA OVERVIEW

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.

DEMOGRAPHICS

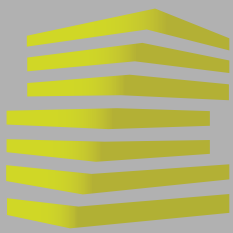
	1 mile	3 miles	5 miles
POPULATION	12,086	93,324	191,730
HOUSEHOLDS	5,630	40,849	83,469
EMPLOYEES	8,246	35,551	71,812
MED HH INCOME	\$63,050	\$71,812	\$72,453

AREA RETAIL | RESTAURANTS



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SITE PLAN

ALEX APTER

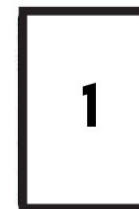
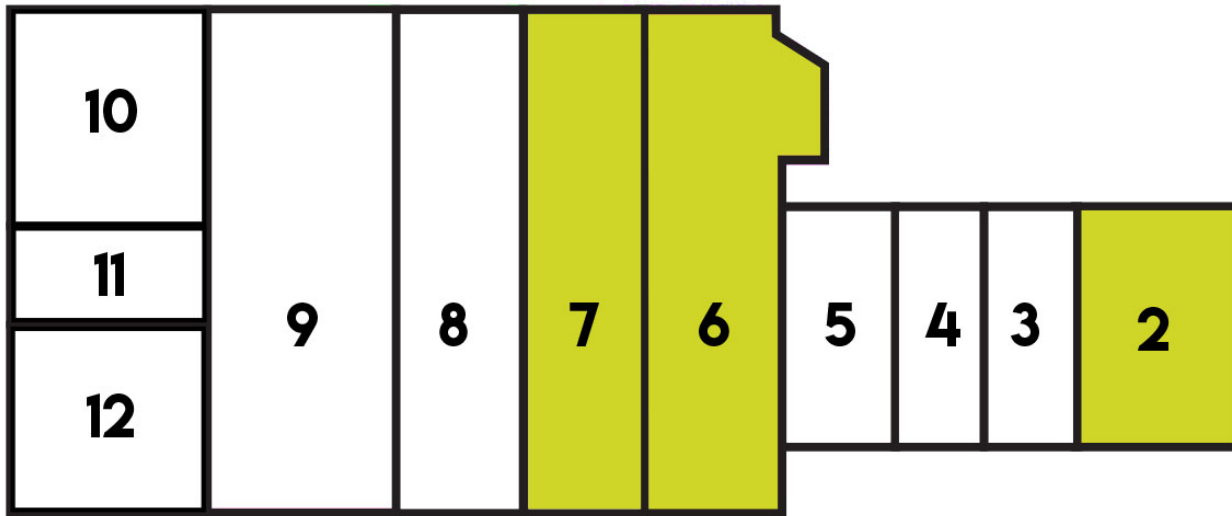
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SUITE	TENANT	SF
1	Great Clips	871
2	AVAILABLE	5,394
3	Famous Nails	1,394
4	Red Wing Shoes	1,438
5	GameStop	1,573
6	AVAILABLE	6,091
7	AVAILABLE	5,644
8	Golf Discount	7,236
9	Mattress Firm	9,134
10	South County Tobacco & Vape	3,071
11	The Joint	1,044
12	Lenscrafters	3,088

360 VIRTUAL TOURS AVAILABLE SUITES



SUITE 2



SUITE 6



SUITE 10

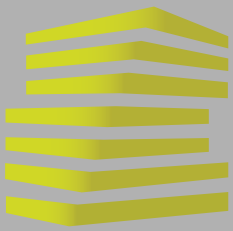


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PHOTOS

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- 5,394 - 11,735 SF AVAILABLE
- RESTAURANT SPACE AVAILABLE
- 5,280 SF END CAP AVAILABLE ADJACENT TO SOUTH COUNTY CENTER (DIVISIBLE)
- SUPER REGIONAL DRAW IN A STRONG RETAIL TRADE AREA
- EXCELLENT VISIBILITY AND HIGH TRAFFIC COUNTS
- SURROUNDING RETAILERS INCLUDE COSTCO, HOME DEPOT, TARGET, MACY'S, MARSHALLS, FLOOR & DECOR, DICK'S SPORTING GOODS, PETSMART, AND DILLARD'S
- ASKING RENT: CALL BROKER FOR PRICING

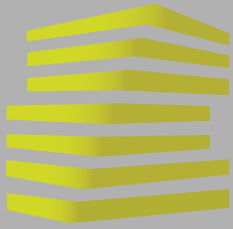


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MARKET AERIAL

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