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COMMERCIAL REAL ESTATE

**LOCATION.**  
commercial real estate

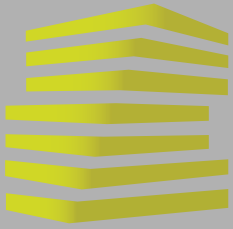
# THE SHOPS AT TESSON RIDGE

5.11 ACRES AVAILABLE

ST. LOUIS, MO



**NEW SOUTH COUNTY DEVELOPMENT SEEKING  
RESTAURANT AND RETAIL TENANTS**



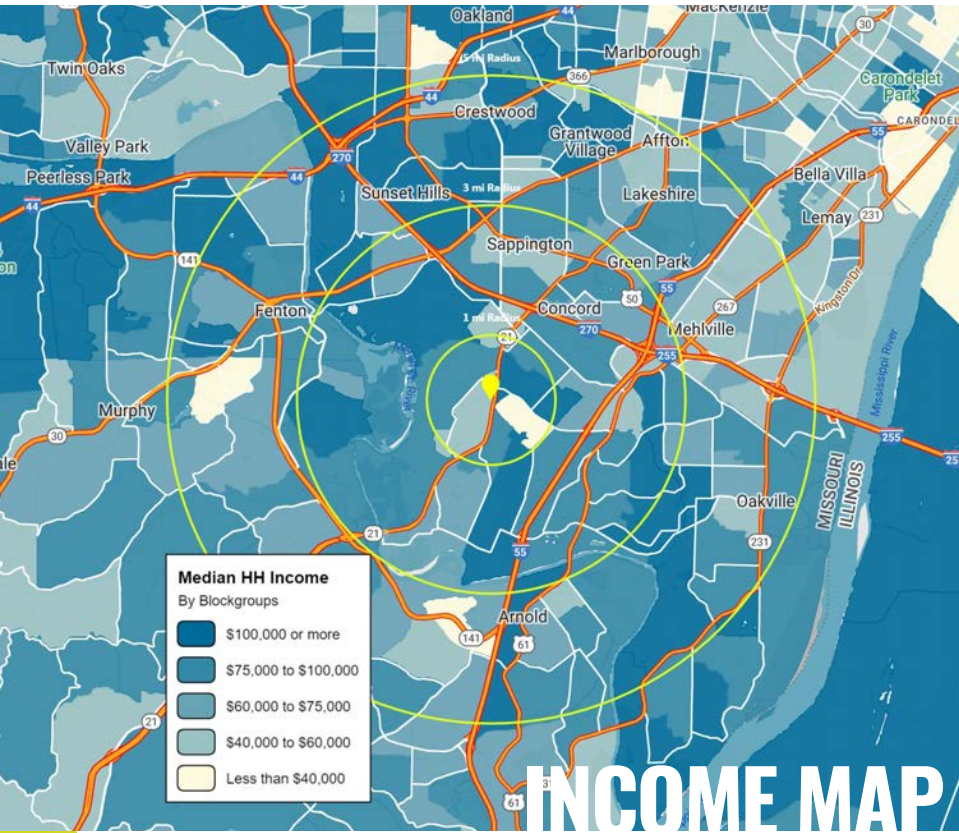
# TESSON RIDGE RETAIL NEIGHBORHOOD VIBE

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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.

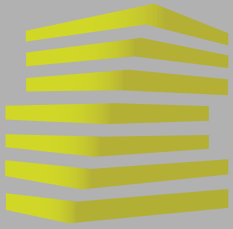
Jefferson Barracks began as a military post, and was active from 1826-1946. Through five major wars, including the Civil War and both World Wars, the post served varying roles, including a hospital, a supply station and most frequently, a recruiting station. Beginning in 1950, the Federal Government 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	3 MILES	5 MILES
				8,486	55,395	172,222
				3,659	23,259	73,101
				\$142,460	\$123,356	\$114,722





# TESSON RIDGE RETAIL

## CONCEPTUAL SITE PLAN

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### THE SHOPS AT TESSON RIDGE

BLDG A	8,000 SF
BLDG B	4,500 SF
BLDG C	6,000 SF
BLDG D	4,500 SF
BLDG E	8,000 SF

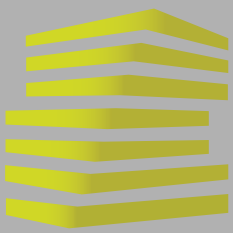


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# TESSON RIDGE RETAIL

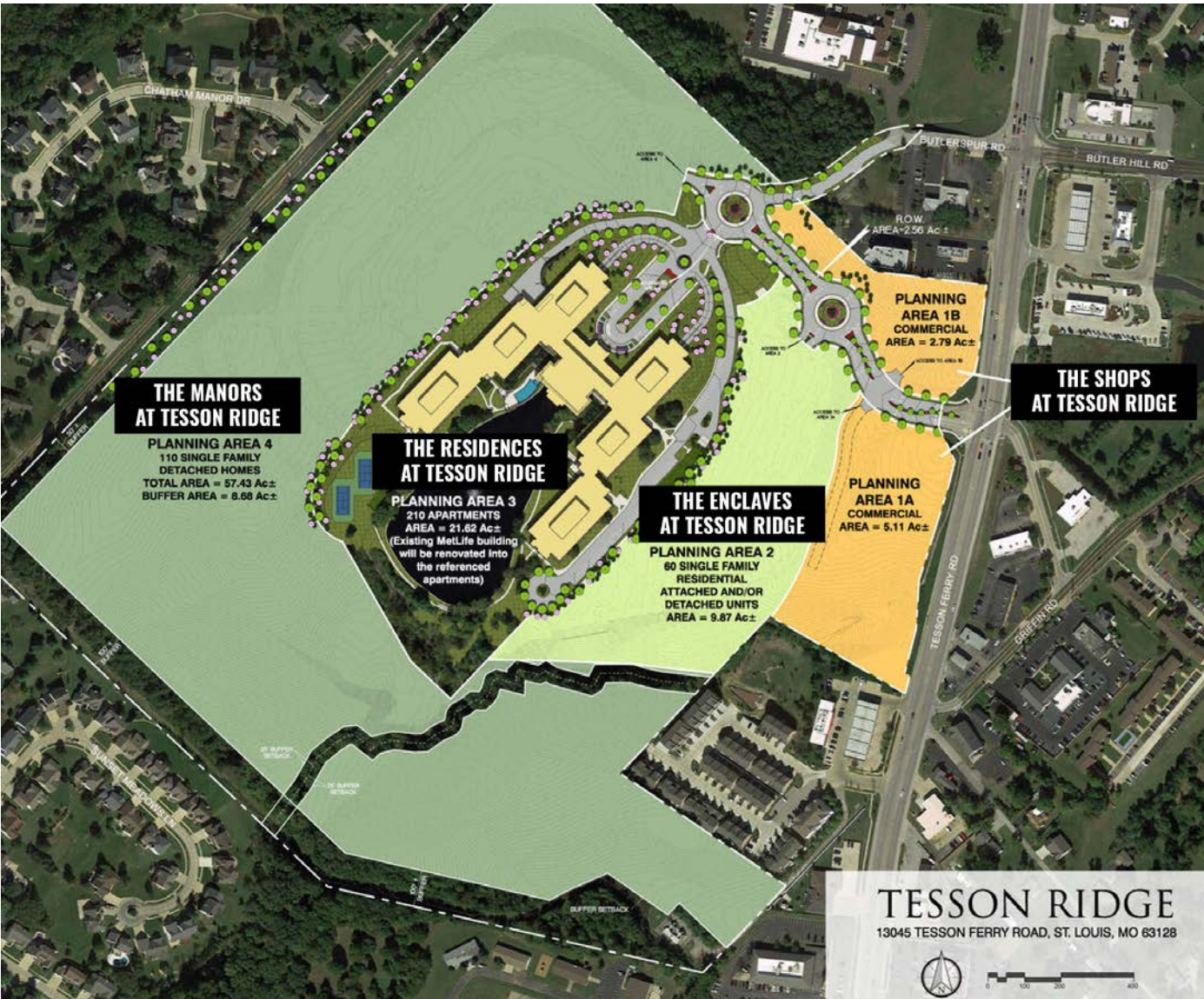
## MASTER PLAN

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- RARE OPPORTUNITY TO JOIN UPSCALE RETAIL DEVELOPMENT IN SOUTH COUNTY
- 5.11 ACRES AVAILABLE FOR A VARIETY OF RETAIL AND RESTAURANT TENANTS
- 380 NEW UNITS BEING DEVELOPED
- HOMES PRICED BETWEEN \$500,000 - \$1,000,000
- AREA 1A: LEASE, BTS, AND GROUND LEASE OPTIONS AVAILABLE
- AREA 1B: FOR SALE, LEASE, AND BTS OPTIONS AVAILABLE
- REACH OUT TO BROKERS TO EXPLORE YOUR REQUIREMENTS AND PREFERENCES

