



BLACKSTONE CENTER

3899 VETERANS MEMORIAL PKWY

ST. PETERS, MO

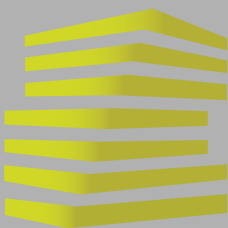


BACELINE
GROUP



LOCATION.
commercial real estate

1,235-3,792 SF SPACES AVAILABLE



BLACKSTONE CENTER

NEIGHBORHOOD VIBE

ALEX APTER

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TRADE AREA OVERVIEW

Founded in 1769, St. Charles, Missouri, is the oldest city on the Missouri River and was the first state capital from 1821 to 1826. With over 65,000 residents, it is 2nd largest city in the county. In August of 2008, St. Charles won recognition in Money Magazine as being among the 100 Best Places to live in the nation.

In the past few decades, St. Charles County has been recognized as a leader in metro St. Louis and the Midwest for housing starts, job creation, transportation improvements and expanding community amenities as well as business and population growth. It has been the fastest growing county in the state since 1980. In the past six years, the city has witnessed over \$560 million of new development. The City of St. Charles is home to the regional offices of Coca Cola Enterprises, Sysco and American Freightways. St. Charles benefits from a regional labor pool of nearly 1.4 million educated and trainable workers. With a mean commuting time of just 21 minutes, St. Charles offers a reachable workforce within a 30 mile radius. Through their major employers, smaller businesses in St. Charles have also been able to thrive in the current economy.

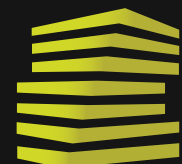
The St. Charles Historic District is a popular attraction for visitors and residents alike. The Riverfront and Main Street area are central gathering places and focal points for the community. The brick-paved streets of North Main Street house a mix of unique shops, offices and restaurants. Little Hills Winery is located in the Historic District and has been producing award-winning wines for over 20 years. Little Hills is St. Charles' only wine-producing winery and the wine is bottled in man-made caverns that are over 150 years old.

St. Charles is known for its warm welcome, unique historical perspective and beautiful sites. It is an attractive suburban community with a diverse economic base represented by a mixture in industrial and commercial enterprises, support services and an established tourist industry.

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|----------------------|----------|----------|----------|
| POPULATION | 8,861 | 73,671 | 170,340 |
| HOUSEHOLDS | 3,903 | 32,228 | 72,355 |
| EMPLOYEES | 7,164 | 26,891 | 69,292 |
| MED HH INCOME | \$96,247 | \$89,811 | \$93,866 |

AREA RETAIL | RESTAURANTS

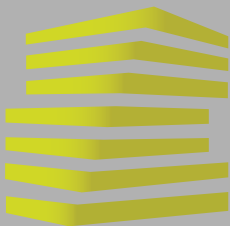


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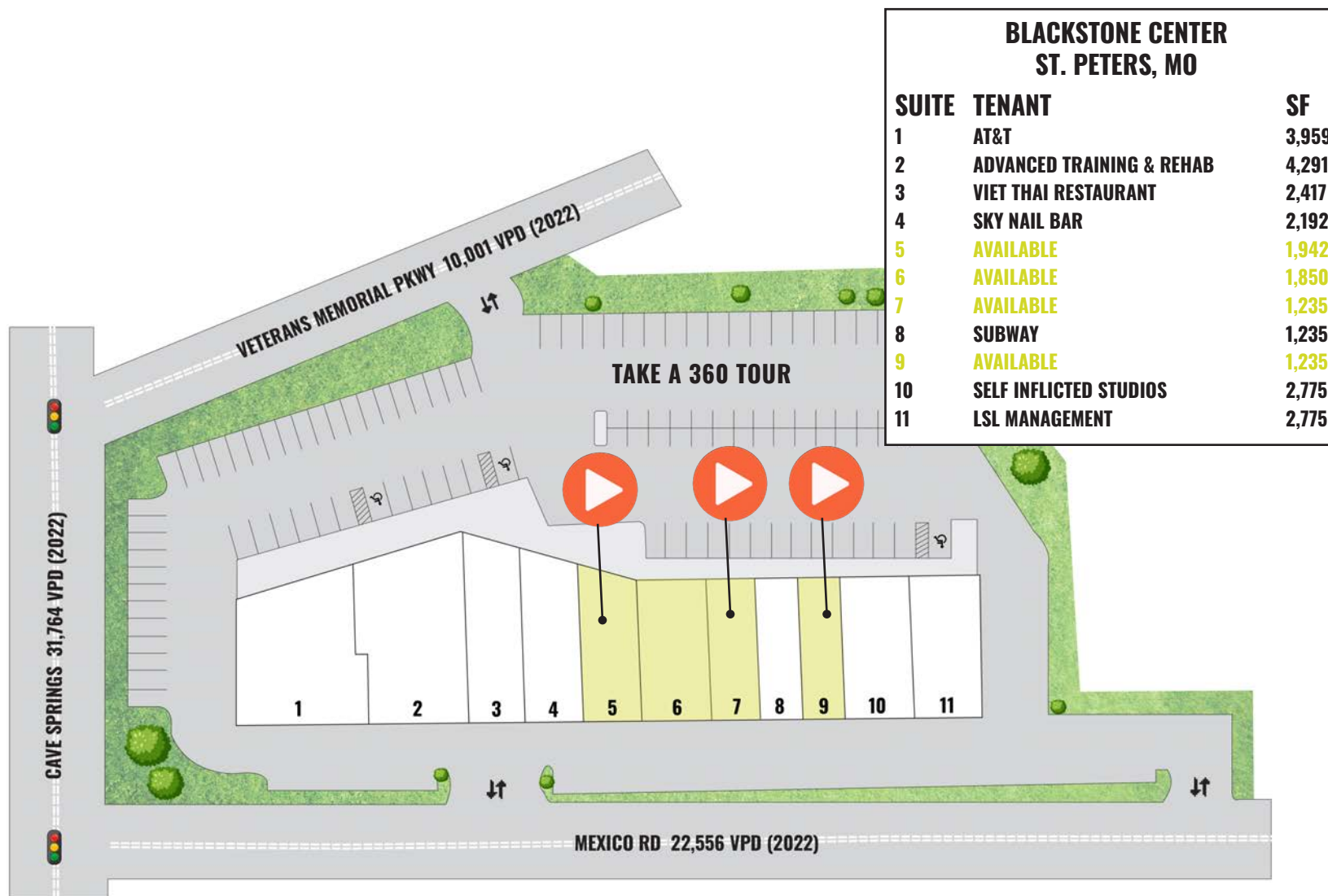
SITE PLAN + DETAILS

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- JOIN ADVANCED TRAINING AND REHAB, AT&T, AND COSMO PROF IN THE HEART OF ST. CHARLES COUNTY AT BLACKSTONE CENTER.
- SPACE AVAILABILITY RANGING FROM 1,235-1,942 SF
- BLACKSTONE CENTER BENEFITS FROM ITS PROXIMITY TO MAJOR RETAIL GIANTS, INCLUDING TARGET (1.5M ANNUAL VISITS), HOME DEPOT (623.3K ANNUAL VISITS), TJ MAXX (439.3K ANNUAL VISITS), AND HARBOR FREIGHT. *VISIT DATA PROVIDED BY PLACER.AI
- PLEASE CONTACT BROKERS FOR PRICING DETAILS AND LEASING OPTIONS

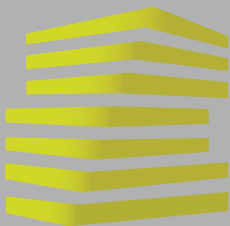


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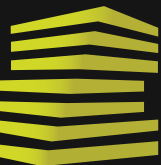
PHOTOS

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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



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