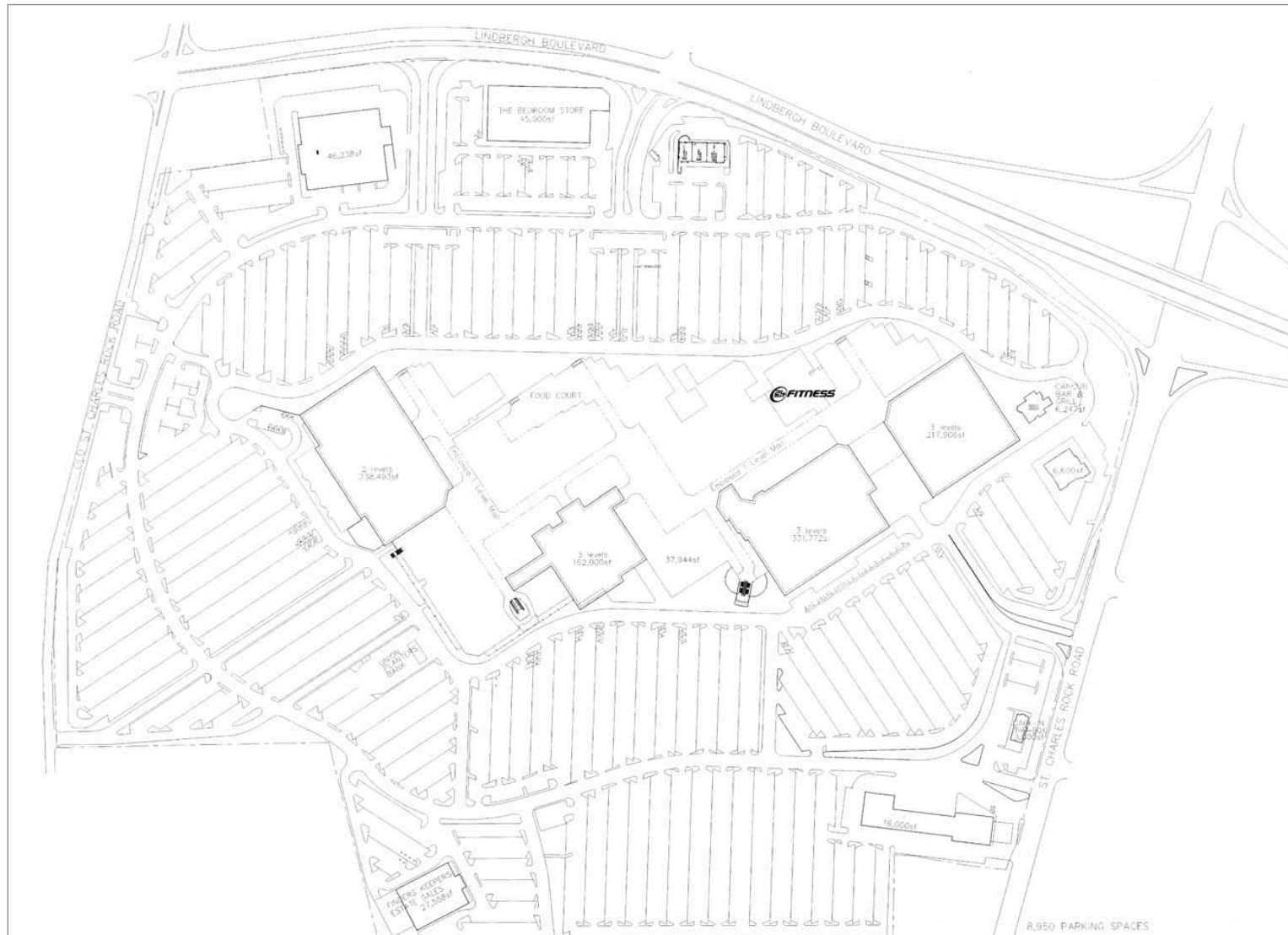


SITE PLAN

Northwest Plaza at Lindbergh & St. Charles Rock Rd, St. Ann MO



122 ACRES FOR SALE For Commercial Development

Northwest Plaza at Lindbergh & St. Charles Rock Rd, St. Ann MO



Commercial Real Estate Services, Worldwide.

Contact

Peter O. Sheahan
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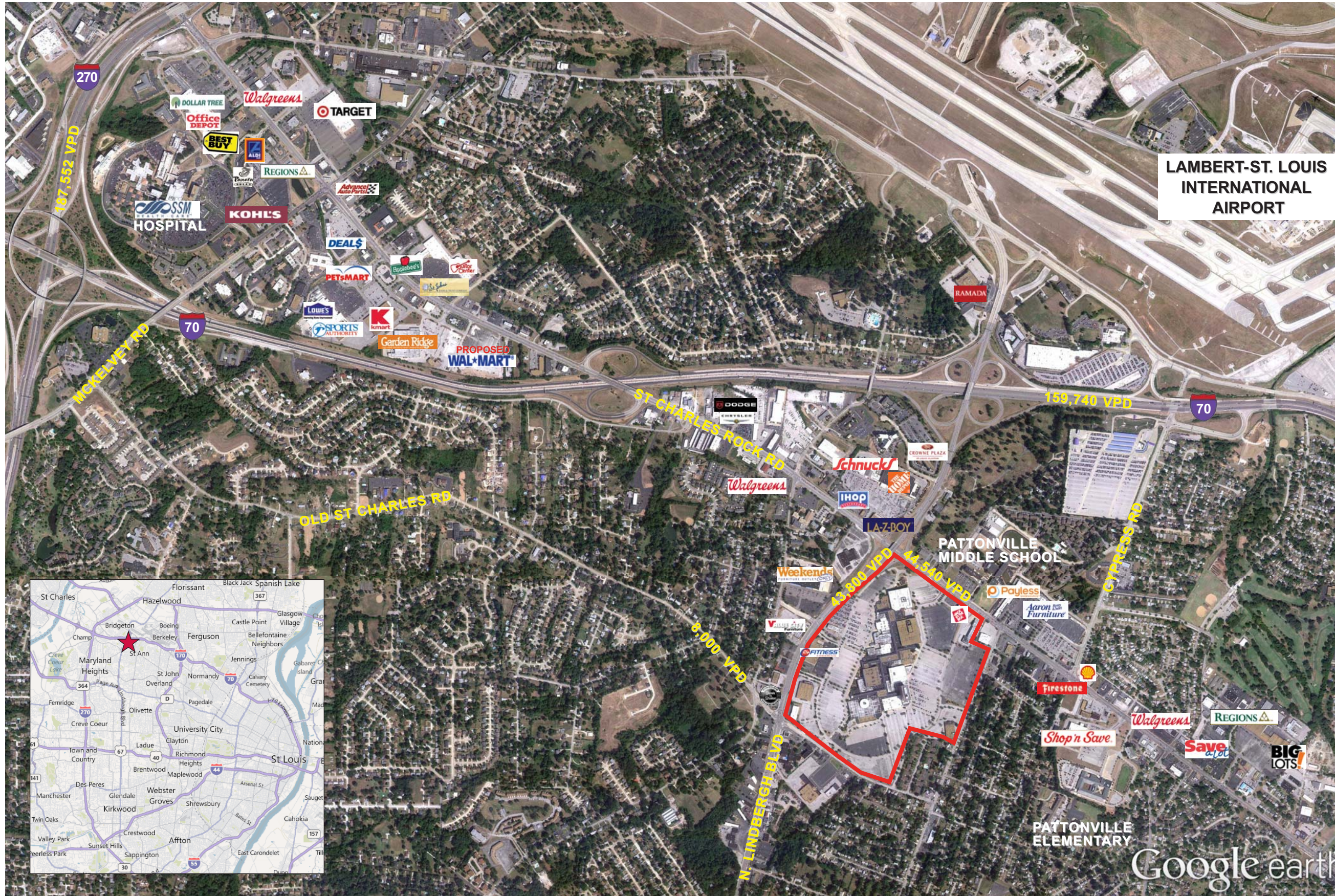
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NORTHWEST PLAZA

Located off Lindbergh Blvd & St. Charles Rock Rd in St. Ann, MO



Property Highlights

- Mixed Use Development opportunity on one of the largest contiguous tracts of land available in St. Louis County
- 1.85 million square feet of retail on 122 acres
- Existing 156,505 SF 12 story office tower on site - 50% leased
- City development incentives available
- Situated in close proximity to four major thoroughfares: Lindbergh Blvd, St. Charles Rock Rd, I-70 and I-270
- Located 0.5 miles from Lambert International Airport and I-70
- Strong Retail corridor with many national and junior boxes represented

Traffic Counts

- 44,540 VPD on St. Charles Rock Rd
- 43,800 VPD on N. Lindbergh
- 159,740 VPD on I-70
- 187,552 VPD on I-270

Trade Area

- Located in St. Ann MO, neighboring Maryland Heights, Hazelwood, Bridgeton and Overland
- St. Louis is the 18th largest MSA in the United States
- Close proximity to some of the region's largest employers; including Boeing, Express Scripts, & Monsanto

Trade Area Demographics

- Population: 174,383
- Households: 74,941
- Avg HH Income: \$63,943
- Med. HH Income: \$55,239
- Daytime Pop: 166,875