

THE CROSSINGS AT RICHMOND HEIGHTS

ST. LOUIS



**OFFERING MEMORANDUM
EXCLUSIVELY OFFERED BY:**

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EXECUTIVE SUMMARY



INVESTMENT OVERVIEW

TROPHY ASSET The Crossings at Richmond Heights is an exceptional 13,567 square foot multi-tenant shopping center constructed in 2018 located in St. Louis, Missouri's preeminent Brentwood/Hanley retail submarket. The development features high quality construction, outstanding access, and is anchored by a brand-new, 142-room Courtyard Marriott.

HIGHLY DESIRABLE SUBMARKET The Brentwood/Hanley retail submarket has historically been one of the strongest in the St. Louis MSA and features the area's #1 Regional Mall, St. Louis Galleria (Sales = \$670/SF).

The Crossings at Richmond Heights was developed on the final piece of available land in the trade area, adding to the high barrier entry into the market. The Hanley/Brentwood market has been chosen by numerous retailers as their first St. Louis location, including: Whole Foods, Trader Joes, The Container Store, Arhaus, Menards, Maggiano's and Apple.

EXCEPTIONAL LOCATION Located at the intersection of Interstate 64/40 (164,000 VPD) and Hanley Road (46,000 VPD), The Crossings at Richmond Heights is first retail center on the Hanley Road exit from one of St. Louis' most traveled highway. The center is accessible by a four-way lighted intersection at Hanley Road and Dale Avenue.

INTERNET RESISTANT TENANTS The tenant line-up at Crossings at Richmond Heights is service oriented and cannot be replicated online. From morning coffee, to boutique fitness and fast casual or casual dining options, all tenants offer customers an in-person experience that cannot be matched by Amazon or other online retailers.

OUTSTANDING TENANT ROSTER The Crossings at Richmond Heights is anchored by a brand new, 142-room, Courtyard Marriott and is 100% leased to national tenants. The tenant mix is extremely diverse, ranging from America's #1 Coffee Brand, Starbucks, to the company revolutionizing the teeth-straightening industry, SmileDirectClub.

SURROUNDING RETAIL



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