

# Wildwood Square

17185-17253 College Ave at Hwy 109  
Wildwood, Missouri

## FOR LEASE:

Laura Jones  
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**WILDWOOD SQUARE**  
WILDWOOD, MISSOURI  
HWY 109 AND NEW COLLEGE AVENUE

### Available:

- ▶ Inline spaces (Sqft):  
**1,200 SF**
- ▶ Freestanding (Sqft):  
**3,600 8,420 21,402 (3 strory building)**

### Specifications

Zoning: Commercial  
Traffic Count: 16,551 VPD  
Retailers within 1.5 miles include:  
Dierbergs, Walgreens, Starbucks,  
Clarkson Eyecare, UPS Store

### Features:

- ▶ Excellent Visibility (highway HWY 109)
- ▶ High growth residential area
- ▶ Adjacent to YMCA and St. Louis Community College campus
- ▶ Wildwood was ranked by Money Magazine as one of the best places to live in America.



Demographics	3 mile	5 mile	10 mile
Total Population	35,087	73,388	237,212
Average Household Income	\$114,027	\$117,022	\$107,856
Average Age	33.81	34.57	36.23



### RL Jones Properties

17195 New College Ave.  
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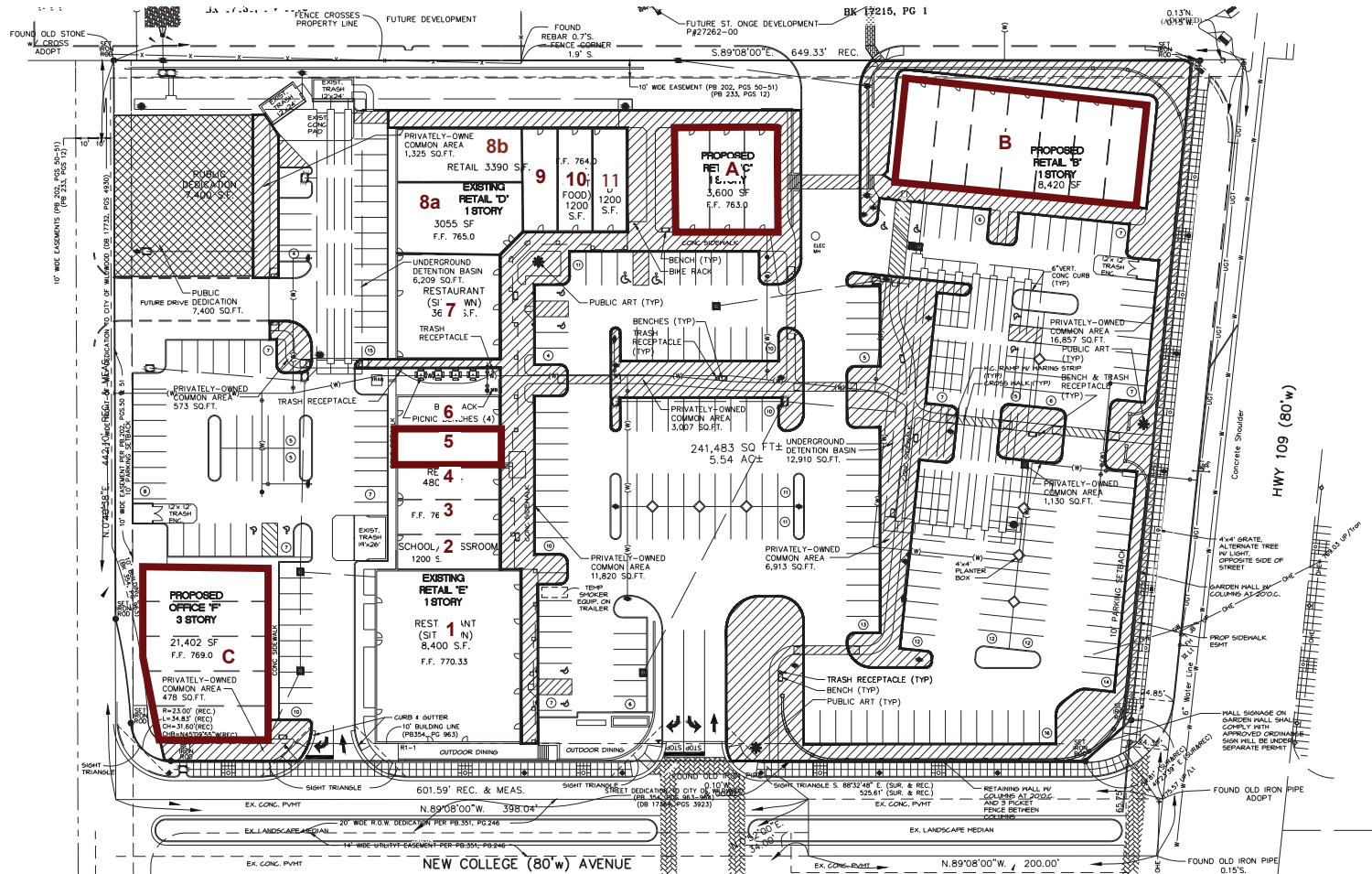
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## Site Plan

SPACE	TENANT	SF
1	Wildwood Pub & Grill	8400
2	Wildwood Yoga	1200
3	TH Nails & Spa	1200
4	Elle Salon	1200
5	<b>AVAILABLE</b>	<b>1200</b>
6	Edward Jones	1200
7	Letty Lou's Cafe	3600
8a	212 Wellness	3055
8b	RL Jones	3390
9	Dentist	1200
10	Panda Chinese	1200
11	9Round Kickboxing	1200

## NEW CONSTRUCTION

<b>A</b>	<b>1 STORY</b>	<b>3,600</b>
<b>B</b>	<b>1 STORY</b>	<b>8,420</b>
<b>C</b>	<b>3 STORY</b>	<b>21,420</b>



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