RETAIL PROPERTY FOR LEASE/SALE

Springwood Plaza

10160 W FLORISSANT AVE, SAINT LOUIS, MO 63136



Presented By:

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Jeff Eisenberg & associates

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	908 - 46,558 SF
Lease Rate:	$8.00 - 12.00 SF/yr (NNN)
Sale Price:	Subject to Offer
Lot Size:	8.66 Acres
Year Built:	1974
Building Size:	88,189
Renovated:	2000
Zoning:	C2
Municipality:	Dellwood
Submarket:	North St. Louis County
Traffic Count:	31,580



PROPERTY OVERVIEW

Attractive retail shopping center space available for immediate occupancy in suburban north county, 20 minutes from Downtown St. Louis. Units range from 908-46,558 square feet, including a former Schnuck's grocery store. Located on West Florissant Road, near the intersection with Chambers Road, approximately 1.5 miles south of I-270, Springwood Plaza offers excellent storefront signage opportunities, pylon signage, ample parking, and easy access via a signalized intersection and dedicated turn lane.

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PROPERTY DETAILS

LEASE RATE	**$8.00 - 12.00 SF/YR**
SALE PRICE	**SUBJECT TO OFFER**

LOCATION INFORMATION

Building Name	Springwood Plaza
Sale Price	subject to offer
Street Address	10160 W Florissant Ave
City, State, Zip	Saint Louis, MO 63136
County/Township	Saint Louis
Municipality	Dellwood
Submarket	North St. Louis County
Cross Streets	West Florissant Road & Chambers Road
Signal Intersection	Yes
Nearest Highway	I-270
Nearest Airport	Lambert International Airport

BUILDING INFORMATION

Building Size	88,189 SF
Sale Price	subject to offer
Tenancy	Multiple
Number Of Floors	1
Year Built	1974
Last Renovated	2000
Construction Status	Existing
Free Standing	No
Signage	Pylon

PROPERTY DETAILS

Property Type	Retail
Sale Price	subject to offer
Property Subtype	Neighborhood Center
Zoning	C2
Lot Size	8.66 Acres
APN#	11G410491
Corner Property	no
Traffic Count	31,580
Traffic Count Street	West Florissant

PARKING & TRANSPORTATION

Street Parking	No
Sale Price	subject to offer
Parking Type	Surface
Parking Ratio	5.0
Number Of Spaces	478

OPERATING EXPENSES

CAM	$1.30
Sale Price	subject to offer
Taxes	$0.95
Insurance	$0.20
Total	$2.45

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ADDITIONAL PHOTOS













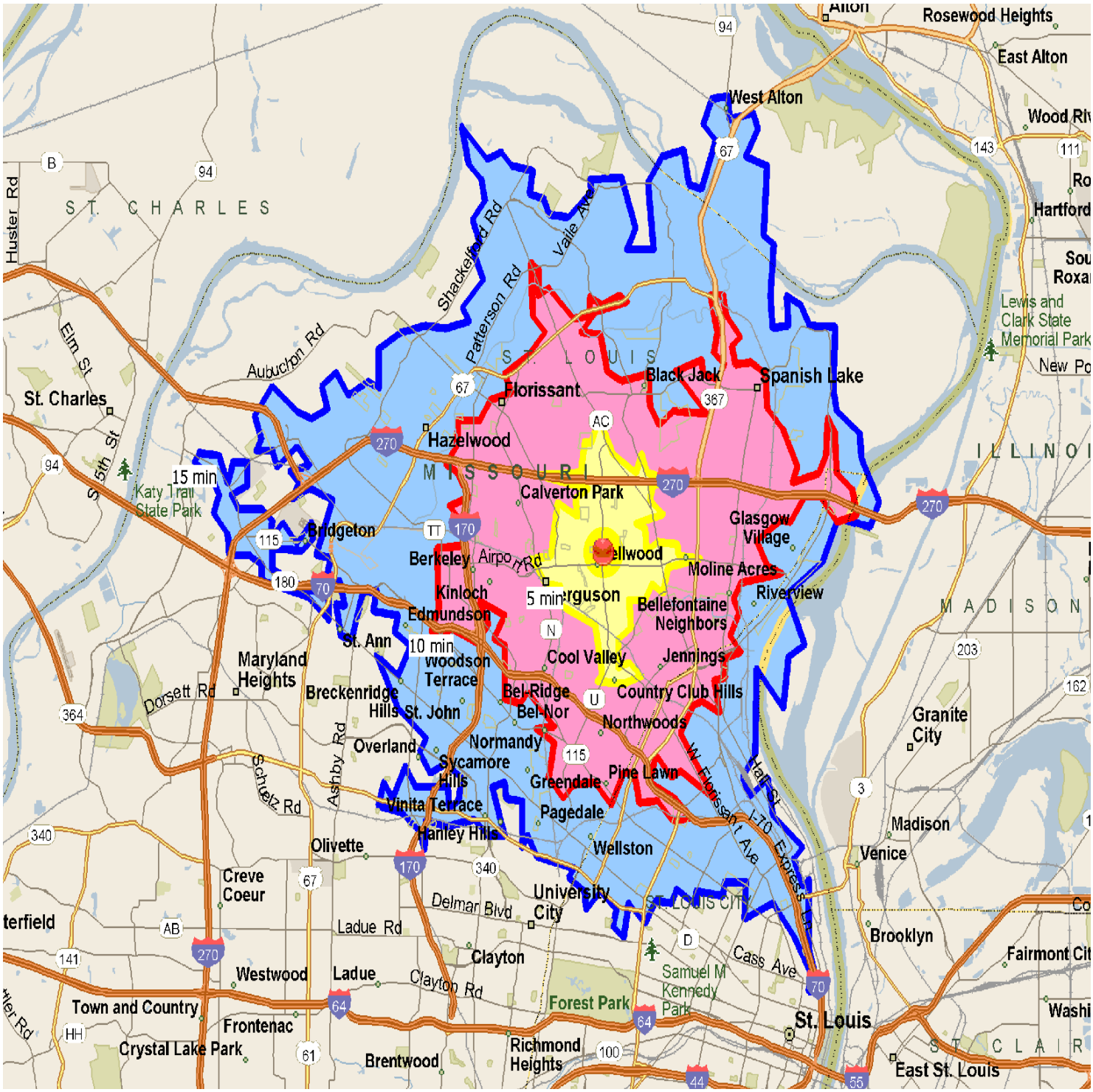
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AERIAL MAP



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DRIVE TIME MAP - 5, 10, 15 MINUTES



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DEMOGRAPHICS REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,212	47,924	107,533
Median age	31.7	32.5	34.1
Median age (Male)	29.0	28.5	29.9
Median age (Female)	35.4	36.8	37.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,945	18,425	41,754
# of persons per HH	2.7	2.6	2.6
Average HH income	$47,810	$46,425	$47,833
Average house value	$113,080	$110,443	$107,628

ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	83 (0.6%)	452 (0.9%)	1,180 (1.1%)

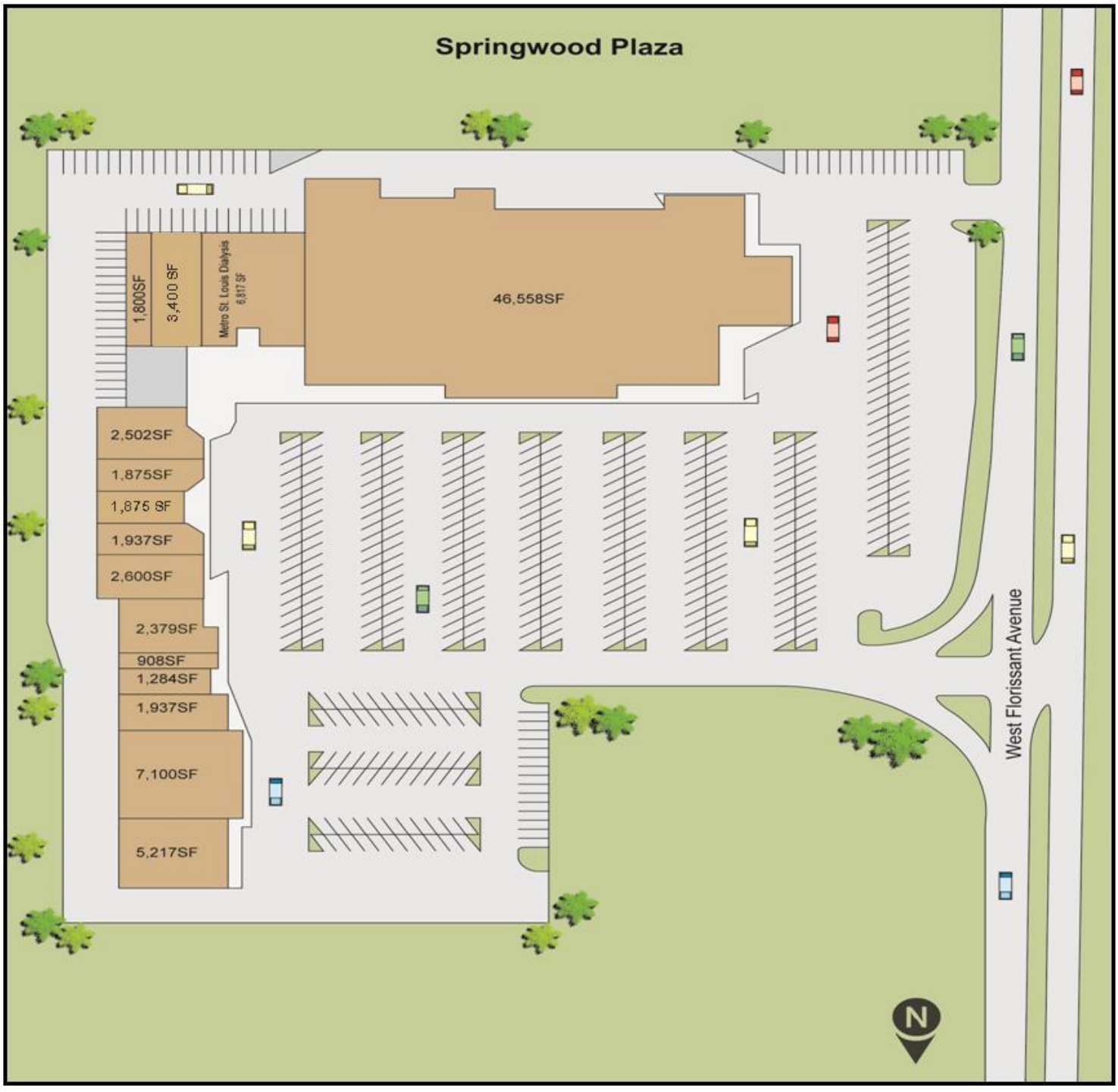
RACE (%)	1 MILE	2 MILES	3 MILES
White	3,201 (24.2%)	11,208 (23.4%)	26,397 (24.5%)
Black	9,629 (72.9%)	35,159 (73.4%)	77,925 (72.5%)
Asian	86 (0.7%)	272 (0.6%)	465 (0.4%)
Hawaiian	12 (0.1%)	25 (0.1%)	50 (0.0%)
American Indian	2 (0.0%)	29 (0.1%)	102 (0.1%)
Other	43 (0.3%)	186 (0.4%)	524 (0.5%)

DAYTIME DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Number of Businesses	621	2,393	4,930
Number of Employees	2,551	14,027	30,658

** Demographic data derived from 2010 US Census*

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SITE PLAN



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