

# TWIN CITY PLAZA

100-155 Twin City Plaza  
Festus / Crystal City, Missouri

## FOR LEASE:

Laura Jones  
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636.287.2700



### Available:

- ▶ 100,724 SF Box Available - Will Subdivide 15,000 - 40,000 SF & 3,200 SF & 6,000 SF available for lease in the rear

### Specifications

Zoning: C-3 Commercial  
Traffic Count: 20,053 VPD

Retailers within 1 mile include: Wal-Mart, Jo-Ann Fabrics, Aldi, Schnucks, Maurices, Hibbett Sporting Goods & Home Depot

### Features:

- ▶ Excellent Visibility (highway 61/67)
- ▶ High traffic count (20,053 cars per day)
- ▶ Regional Trading Market



Demographics	5 mile	10 mile	25 mile
Total Population	27,438	58,919	574,983
Households	10,391	21,057	211,873
Average Household Income	\$47,310	\$51,612	\$57,350
Median Age	36.4	35.3	37.3



## RL Jones Properties

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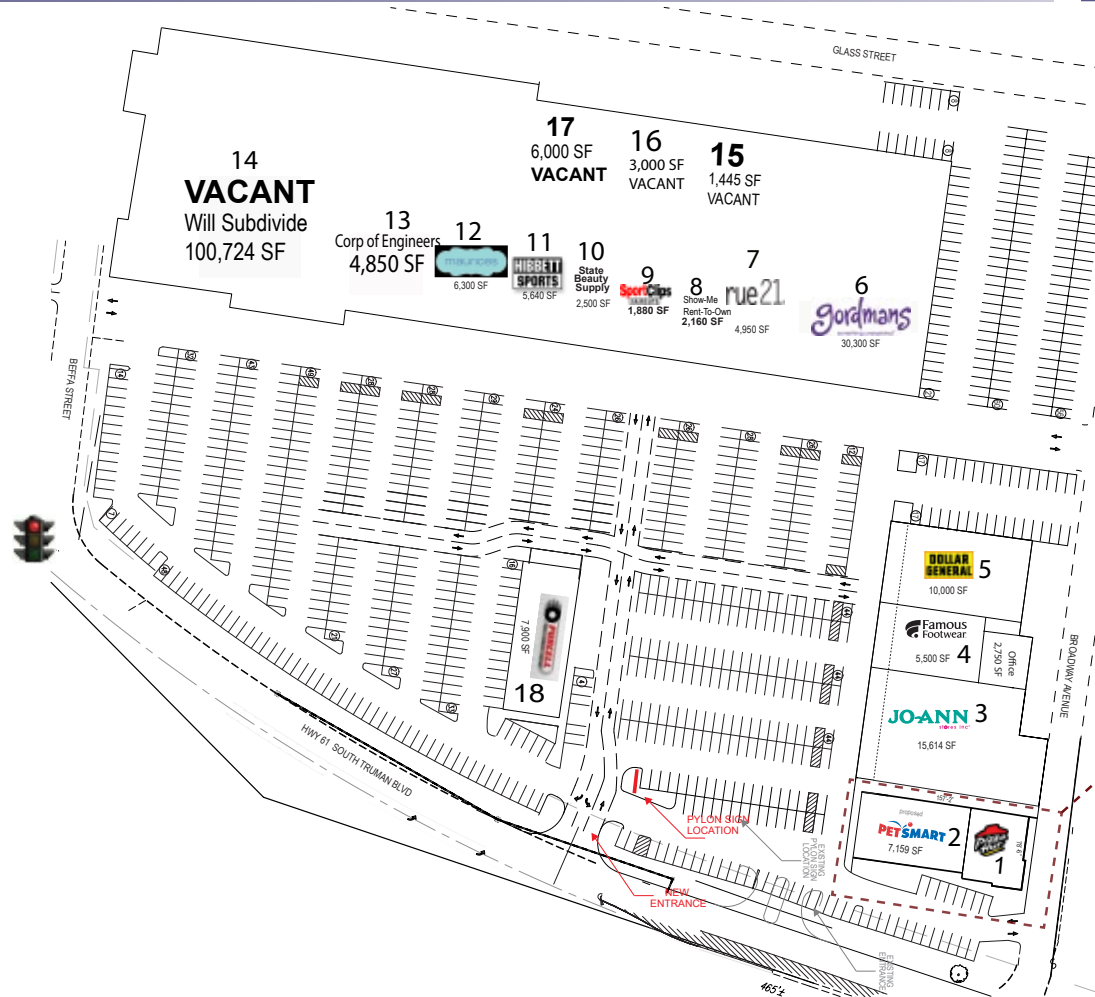
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## Site Plan

SPACE	TENANT	SF
1	Pizza Hut	3,500
2	Petsmart	7,159
3	Jo-Ann	15,614
4	Famous Footwear	5,500
5	Dollar General	10,000
6	Gordmans	30,300
7	rue21	4,950
8	Show-Me Rent-to-Own	2,160
9	Sport Clips	1,880
10	State Beauty Supl	2,500
11	Hibbit Sports	5,640
12	Maurices	6,300
13	Corp of Engineers	5,000
14	<b>VACANT</b>	<b>100,724</b>
<b>Rear of Property</b>		
15	<b>VACANT</b>	<b>1,445</b>
16	<b>VACANT</b>	<b>3,200</b>
17	<b>VACANT</b>	<b>6,000</b>
<b>Free Standing</b>		
18	Purcell Tire	7,900



## NEW CONSTRUCTION



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[www.rljconstruction.com](http://www.rljconstruction.com)

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Owner  
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# KMART SPACE DEMISING PLAN PROPOSED

Project number	Project Number
Date	10/26/18
Drawn by	ARS
Checked by	Checker

A101

Scale	1/16" = 1'-0"
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The diagram is a detailed architectural site plan of a building layout. It features a grid system with horizontal lines labeled A through H and vertical lines labeled 1 through 10. The building is situated between Glass St. to the north and E. Beffa St. to the west. The plan includes four main tenant spaces, each outlined in purple:

- Tenant Space A:** Located in the southwest corner, measuring 67' - 10 7/32" by 23' - 0".
- Tenant Space B:** Located to the east of Space A, measuring 100' - 0" by 23' - 0".
- Tenant Space C:** Located to the east of Space B, measuring 100' - 0" by 23' - 0".
- Tenant Space D:** Located in the northeast corner, measuring 100' - 0" by 23' - 0".

Additional features include a "SHARED ACCESS CORRIDOR DOCK ACCESS" area at the top, a "DOCK ACCESS" area at the bottom, and a "TRUCK" icon in the bottom right corner. The plan also shows various setbacks and dimensions, such as 404' - 10 7/32" for the total width and 209' - 6" for the total depth.

① Level 1  
1/16" = 1'-0"

**SCHEMATIC PLAN ONLY- NOT FOR CONSTRUCTION**

[illegible]