



# Dierbergs Edwardsville Crossing



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*Development*

*For More Information Contact:*



314-991-8900

**Weller Meyer (x226)**  
wmeyer@caplaco.com

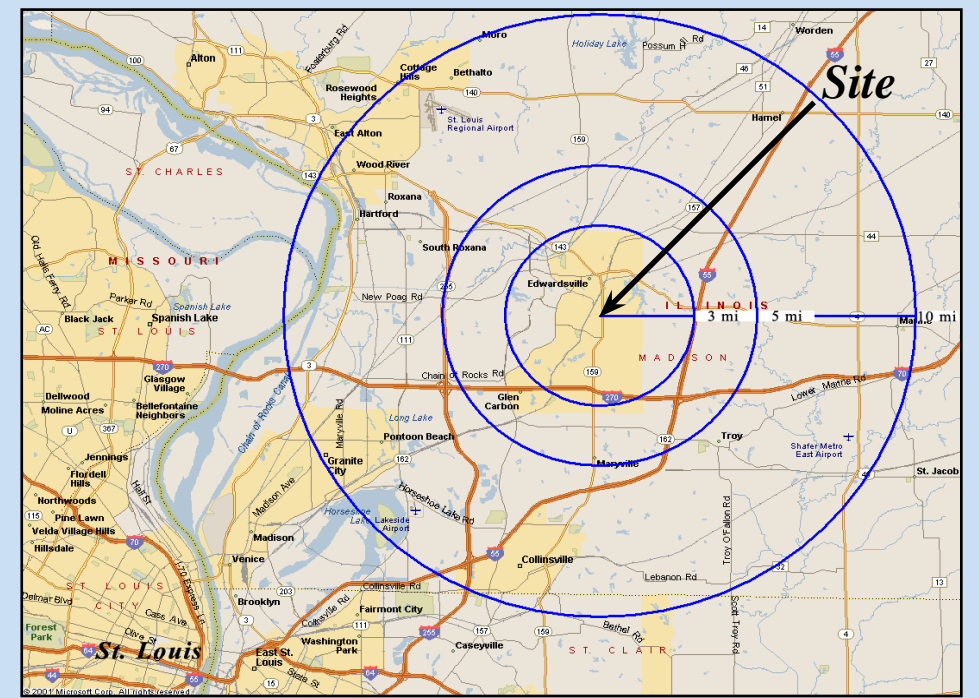
11850 Studt Avenue  
P.O. Box 419121  
St. Louis, Missouri 63141

Facsimile 314-991-2474

- 4 Traffic Signals serving the Shopping Center.
- 2011 traffic count on Troy Road at Governors' Parkway is 22,700 vehicles per day.



Site	Tenant	Size	Site	Tenant	Size
A	Crazy Bowls & Wraps	2,000 sf	4	Texas Roadhouse	2.29 Acres
	Hudson Jewelers	1,356 sf	5	Happy Up, Inc.	3,150 sf
	Beltone Hearing Center	862 sf		Edward Jones	1,050 sf
	Supercuts	1,119 sf		<b>Available</b>	<b>2,100 sf</b>
	Apple Cleaners	1,225 sf		The Tutoring Center	1,441 sf
B	Dierbergs	71,355 sf		Big Frog	1,052 sf
	<b>Available (In-store Venue)</b>	<b>1,095 sf</b>		<b>Available</b>	<b>1,707 sf</b>
C	Shining Nails	1,315 sf		National City Bank	.78 Acres
	Scotttrade	1,200 sf	6	54th Street Grill	2.24 Acres
	Hair Saloon	1,936 sf	7	Best Buy	2.70 Acres
	Comfort Dental	2,405 sf	8	Starbucks	.68 Acres
	AAA	3,500 sf	9	Red Robin	1.45 Acres
D	TJ Maxx	19,319 sf	10A	St. Louis Bread Company	.84 Acres
E	Michaels	21,384 sf	10B	Bank of America	.91 Acres
F	Petco	15,000 sf	11	Buffalo Wild Wings	1.81 Acres
G	Shoe Carnival	6,400 sf	12A	La Casa Mexicana	3,883 sf
H	Old Navy	15,139 sf		<b>Available</b>	<b>1,680 sf</b>
I	Ashley's Furniture	35,085 sf		Weight Watchers	1,500 sf
J	Books-A-Million	21,996 sf		Sports Nutrition	1,200 sf
K	Beauty Brands	6,000 sf		Gulf Shores	3,664 sf
L	Fazoli's	2,700 sf	12B	Haru Asian Cuisine	1,600 sf
	Clarkson Eyecare	2,400 sf		Penn Station	1,600 sf
M	Verizon Wireless	3,500 sf		Anytime Fitness	4,727 sf
1-3	Ross Dress for Less	25,057 sf		Sugo's	4,000 sf
	Carter's/OshKosh B'Gosh	5,840 sf	14	<b>Outparcel Available</b>	<b>1.22 Acres</b>
	Kirkland's	7,502 sf			
	Men's Wearhouse	4,025 sf			



Demographics	3-Mile	5-Mile	10-Mile
2017 Population	36,576	55,433	159,080
2017 Households	14,083	21,395	63,756
2017 Avg. Household Income	\$90,837	\$92,341	\$79,680

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09/19/18