L³ CORPORATION

COMMERCIAL REAL ESTATE

9 Fountain Grass Drive Lake St. Louis, MO



Property Overview

- Size: 10,000 SF
- Freestanding building built in 2009
- One acre outparcel to The Meadows shopping center with Von Maur, Bed Bath & Beyond, Old Navy, Charming Charlie, Nike, Banana Republic, Victoria's Secret, Chico's, Coldwater Creek and many more.
- Very high end finishes
- Interstate visibility to I-64 with 46,497 ADT
- Lease rate: \$16/SF

Demogra	nhics
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2013 Estimate	s 1 Mile	3 Mile	5 Mile
Population	4,058	42,222	96,421
Households	1,500	15,841	35,192
Avg HH Incom	ne\$114,868	\$87,247	86,254

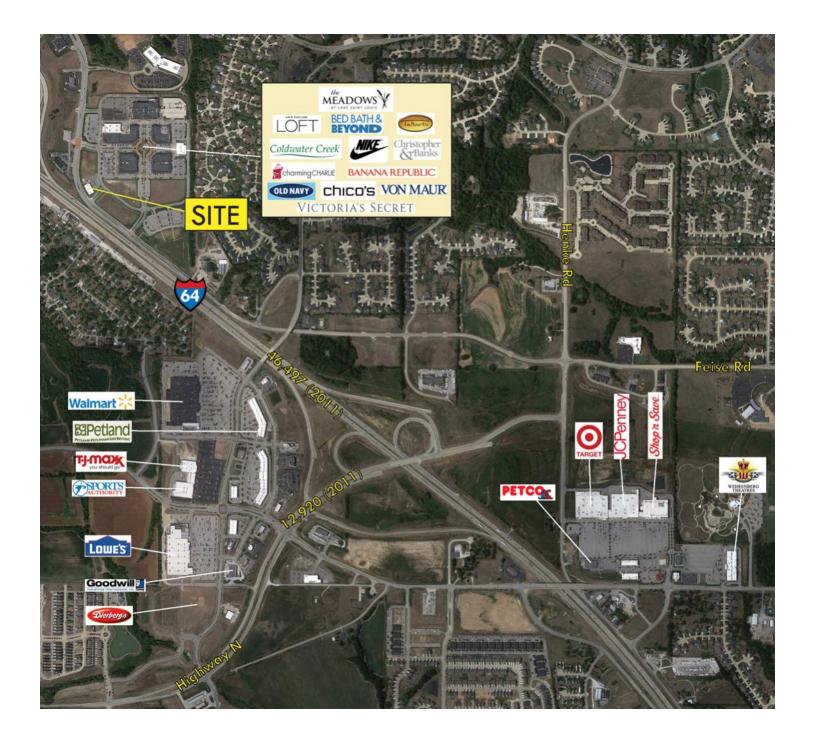
For Information Contact: JAY COHEN 314-282-9833 (direct) 314-303-9400 (mobile) Jay@L3Corp.net



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