FOR SALE

TROPHY PROPERTY
IN DOWNTOWN
KIRKWOOD

217-219 SOUTH
KIRKWOOD ROAD

KIRKWOOD, MO

$975,000

For Information Contact:

ALEX APTER
314.282.9834 (direct)
314.469.7400 (office)
314.488.5900 (mobile)
Alex@L3Corp.net

KEVIN SHAPIRO
314.282.9831 (direct)
314.469.7400 (office)
314.283.4691 (mobile)
Kevin@L3Corp.net
The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from L³ Corporation. This brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. L³ Corporation has not made any investigation, and makes no representation or warranty with respect to income or expense of the property, the size and square footage of the property and improvements, the compliance of state and Federal regulations, the physical condition of the property or improvements, the financial condition of the business or tenant, or the ability for the tenant to continue occupancy of the subject property. The information contained in this Marketing Package has been obtained from sources we deem to be reliable; however, L³ Corporation has not verified, and will not verify, any of the information contained herein, nor has L³ Corporation conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.
PROPERTY OVERVIEW

PURCHASE PRICE: $975,000

- Approximately 4,280 SF fully leased mixed use property located in highly sought-after Kirkwood trade area
- 9,098 SF lot
- Hard corner of a signalized intersection
- The property is home to Spencer's Grill, a longstanding Kirkwood favorite
- Onsite parking behind the shopping center
- Signalized access and unsurpassed visibility
- For Sale: $975,000
Kirkwood, Missouri, was established in 1853 and today covers about nine square miles, with a population of over 27,000. Kirkwood was the first planned suburb west of the Mississippi River and is known for its turn-of-the-century homes, a thriving business community, nationally recognized schools and community pride. Kirkwood has for 24 years been named a “Tree City USA” by the Arbor Day Foundation. Four different sites in Kirkwood are on the National Registry of Historic Places, including the Kirkwood Train Station.

Spanning 16 blocks, home to more than 100 specialty shops and restaurants, historic Downtown Kirkwood retains the charm and character of the past combined with abundant shopping, dining and entertainment in a rare pedestrian friendly outdoor area. Located within Downtown Kirkwood is the Kirkwood Train Station. As an early railroad commuter suburb, Kirkwood owes its very existence to the railroad. Built in 1893, the station serves as a stop for daily Amtrak passenger trains and is staffed entirely by Kirkwood residents who volunteer their time. The Farmers’ Market was founded in 1976 as a bicentennial project by the City of Kirkwood. From April to September, the market sells fresh local produce and plants.

Kirkwood has a bustling retail community outside of the downtown area as well. Restaurants and shops are dotted up and down Manchester Road on the north side of Kirkwood. On the south side of Kirkwood, near Interstate 44, are two shopping centers, Kirkwood Commons and Kirkwood Crossing. These centers are anchored by retailers including Target, Walmart, Sports Authority, TJ Maxx, Lowe’s, Petco and Hobby Lobby, among others.

St. Louis Community College-Meramec (“Meramec”) is located on the south side of Kirkwood. The 78-acre campus is the largest community college in Missouri with over 12,000 undergrad and transfer students. 70% of Meramec’s students are enrolled as transfer prospects. Kirkwood School District is one of the oldest school districts in St. Louis County, and one of the oldest west of the Mississippi River. The district is “Accredited with Distinction,” scoring 98.2% on the Missouri School Improvement Program’s (MSIP) Annual Performance Report, and Kirkwood High School ranked #3 on the U.S. News & World Report 2013 “Best High Schools” list.

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>11,745</td>
<td>72,588</td>
<td>173,966</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSEHOLDS</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,398</td>
<td>30,836</td>
<td>76,962</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AVG HH INCOME</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>$97,057</td>
<td>$115,565</td>
<td>$106,674</td>
<td></td>
</tr>
</tbody>
</table>