

GRAVOIS DILLON PLAZA



FOR LEASE
5301-5305 CAROLINE DRIVE . HIGH RIDGE . MISSOURI

RETAIL SPACE AT CENTER LOCATED JUST OFF MISSOURI STATE HIGHWAY 30 AT DILLON ROAD.

L³ CORPORATION
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 130
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET

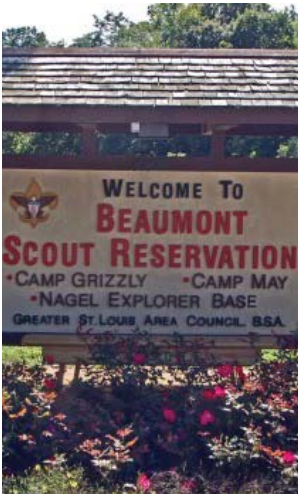
MARKET OVERVIEW



High Ridge Missouri is located in Jefferson County and is a Census-Designated Place. It is about 40 minutes southwest of Downtown St Louis. Important roads for High Ridge are Highway 30, Antire Road, State Highway PP, High Ridge Blvd and others.

High Ridge is unincorporated, despite several attempts from the 1960s forward to form a city. Northeast Jefferson County, including High Ridge, has been cited by University of Missouri geography professor emeritus Walter F. Schroeder as a “grand experiment” in governance by taxing districts, in which functions normally performed by a municipality (fire, sewer, ambulance, and water) are instead controlled by elected district trustees, with other functions (police, planning and zoning, roads, real estate matters) left to county-wide ordinance, with the tradeoff being lower taxes than an incorporated region. This “experiment” was not planned, but is a result of the reluctance of long-time residents in the face of urbanization, and the antipathy of post-WWII and post-Korea settlers against the large urban governments from which most came.

Residents of High Ridge are served by the Northwest School District. The district has 6 elementary schools, Woodridge Middle and Valley Middle Schools and Northwest High School.



POPULATION	<u>1 MILE</u> 5,822	<u>3 MILES</u> 26,160	<u>5 MILES</u> 68,026
HOUSEHOLDS	<u>1 MILE</u> 2,329	<u>3 MILES</u> 10,172	<u>5 MILES</u> 26,233
AVG HH INCOME	<u>1 MILE</u> \$73,430	<u>3 MILES</u> \$77,103	<u>5 MILES</u> \$79,644

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SITE PLAN/INFORMATION

UNIT #	TENANT	SF
1	Tractor Supply Co.	23,164
2	Dollar Tree	8,500
3	Jefferson County	1,500
4	Sheriff's Department	
	Health South Rehab	2,250
	Center of St. Louis	
5	AVAILABLE	2,589
6	Schnucks Market	62,336
7	Advance America	1,524
8	Custom Cuts	1,500
9	AVAILABLE	3,000
10	Sunshine Cleaners	1,500
11	AVAILABLE	4,500
12-14	Anytime Fitness	4,500
15	AVAILABLE	3,000
16	Applebee's Grill & Bar	5,246
17	Subway	2,765
18	AVAILABLE	1,750
19	Lien P. Nguyen, DDS	1,400
20	H&R Block	1,400
21	AVAILABLE	1,400
22	Five Star Nails	1,400
23	Verizon	1,470
24	Rockwood Bank	
27	Dairy Queen	
28	Jack in the Box	4,630
29	Autozone	6,786



- CONVENIENT LOCATION JUST OFF MISSOURI STATE HIGHWAY 30 AT DILLON ROAD
- ANCHORED BY SCHNUCKS AND OTHER NATIONAL RETAILERS SUCH AS DOLLAR TREE, SUBWAY AND AUTOZONE
- DIRECT ACCESS FROM EITHER STATE ROUTE 30 OR CAROLINE DRIVE
- DENSELY POPULATED RESIDENTIAL AREA WITH STRONG DEMOGRAPHIC AND TRAFFIC COUNTS



FOR MORE INFORMATION:

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