

CHESTERFIELD TOWNE CENTRE



TREASURE ROOMS



AVAILABLE FOR LEASE

101-140 CHESTERFIELD TOWNE CENTRE . CHESTERFIELD . MISSOURI

85,852 SQUARE FOOT STRIP CENTER LOCATED ON HEAVILY TRAVELED LONG ROAD AND CHESTERFIELD TOWNE CENTRE ROAD .

L³ CORPORATION
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET

A map of Weldon Spring Heights, Missouri, with three concentric blue circles centered on a blue dot. The circles are labeled '1 Mile', '3 Miles', and '5 Miles' at their respective radii. The map shows a river, roads, and various colored regions. A road labeled '40' is visible near the center, and other roads labeled '100', '141', and '340' are visible on the right side. The text 'Weldon Spring Heights' is written on the left side of the map.

POPULATION	<u>1 MILE</u> 1,123	<u>3 MILES</u> 15,407	<u>5 MILES</u> 74,882
HOUSEHOLDS	<u>1 MILE</u> 362	<u>3 MILES</u> 5,844	<u>5 MILES</u> 28,550
AVG HH INCOME	<u>1 MILE</u> \$218,294	<u>3 MILES</u> \$185,132	<u>5 MILES</u> \$137,685

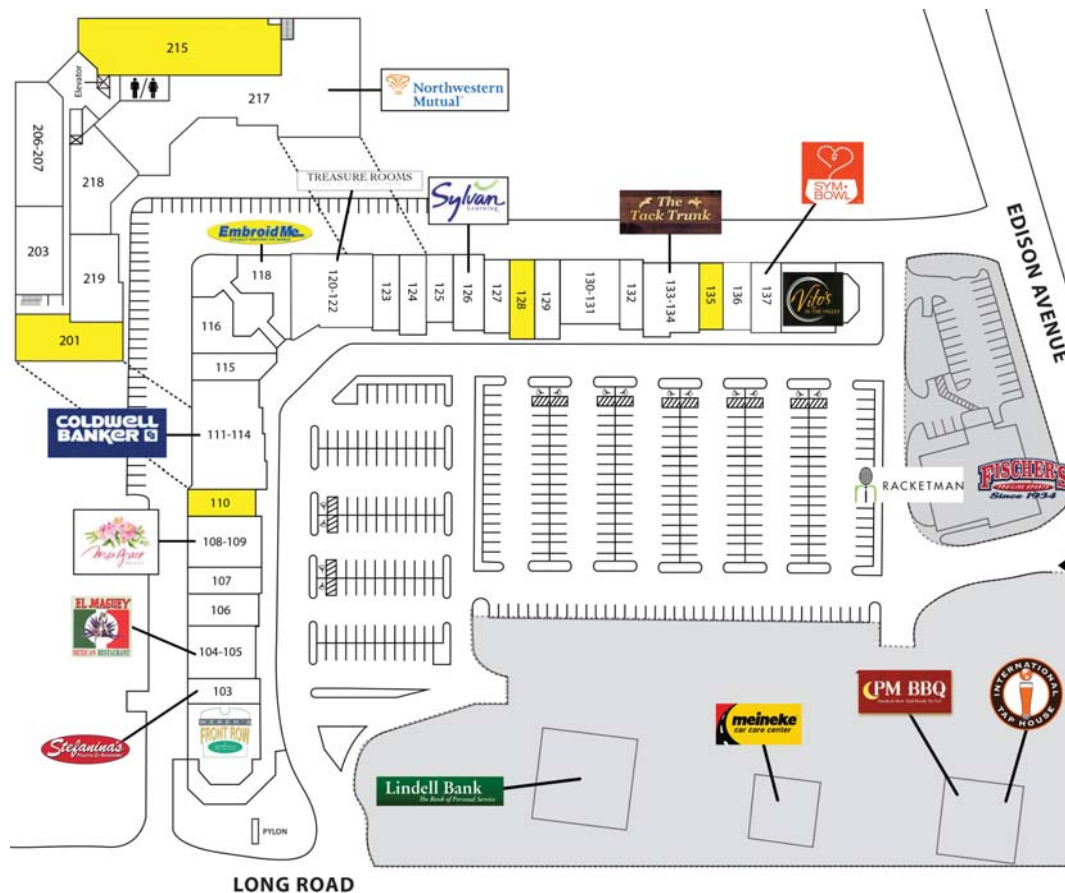
A wide-angle photograph showing a large crowd of people sitting on a grassy lawn. In the background, there is a modern, white, tent-like structure with a flat roof, which appears to be a stage or performance area. The crowd is diverse in age and is dressed in casual outdoor attire. The setting is an open park area with trees and other buildings visible in the distance.



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S I T E P L A N



Suite	Tenant	SF
1st Floor		
101-102	Weber's Front Row	4,488
103	Stefanina's Pizza	1,625
104-105	El Maguey	3,000
106	Tobakko's	1,625
107	Emily Lucarz Photography	1,625
108-109	Mia Grace Bridal	3,125
110	AVAILABLE	1,500
111-114	Coldwell Banker	6,354
115	US Title	1,712
116	Salon Branca	2,467
118	EmbroidMe	2,520
120-122	Treasure Rooms	4,857
123	Bal Coeur Cleaners	1,479
124	Low T Institute	1,750
125	Sweet Bud's Kitchen	1,485
126	Sylvan Learning	1,513
127	Hanger Bar & Grill	1,750
128	AVAILABLE	1,750
129	Rachel's Grove	1,750
130-131	Valley Vinyasa	3,000
132	Dental Health	1,625
133-134	Tack Trunk	3,375
135	AVAILABLE	1,500
136	Tracy's Karate	1,500
137	Sym*Bowl	1,625
138-140	Vito's	4,260
2nd Floor		
201	AVAILABLE	2,154
203	Edward Jones	1,541
206-207	Genus Medical	2,424
215	AVAILABLE	4,743
217	Northwestern Mutual	7,109
218	McKelvey Homes	2,082
219	Optimal Performance Center	1,652

- FEATURES BOTH GROUND-FLOOR RETAIL SPACE AND SECOND-FLOOR OFFICE SPACE.
- LOCATED ON THE "GOING-HOME" SIDE OF THE STREET IN CLOSE PROXIMITY TO THE RESIDENTIAL POPULATION.
- SITUATED AT A SIGNALIZED INTERSECTION.
- THE CHESTERFIELD AREA BOASTS A VERY STRONG POPULATION, HOUSEHOLD INCOME AND DAYTIME POPULATION DEMOGRAPHICS.
- AREA RETAILERS: TARGET, PIER ONE IMPORTS, ETHAN ALLEN, WORLD MARKET, HOME DEPOT, LOWE'S, GORDMANS, ROSS, BABIES 'R US, SAM'S CLUB, WALMART SUPERCENTER, DRESS BARN, KIRKLAND'S, DICK'S SPORTING GOODS
- CLOSE PROXIMITY TO OVER 2 MILLION SQUARE FOOT RETAIL OUTLET CENTER.
- CALL BROKERS FOR PRICING.



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