



BRENTWOOD PLAZA

OUTLOT NOW AVAILABLE

BRENTWOOD PLAZA

MARKET OVERVIEW

PLEASE CONTACT: L³ CORPORATION

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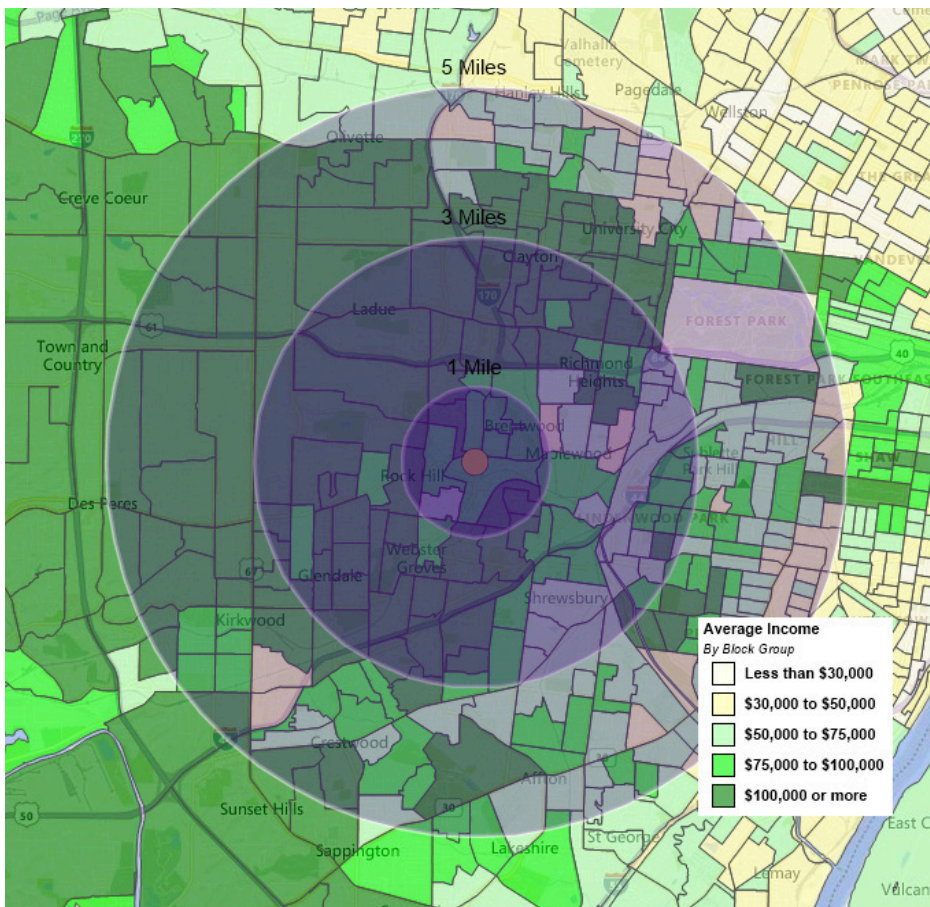
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Brentwood is a thriving community of over 8,000 people located in the heart of St. Louis County, just south of the county seat, Clayton, and a mile and a half west of the city of St. Louis. Brentwood is known as the “City of Warmth” because of its small town charm and sense of community. Brentwood encompasses a mere 1.5 square miles yet is packed full of advantages as a business and employment center. As part of the midcounty employment hub, the city’s daytime population is approximately 22,000, nearly triple the residential population. Brentwood’s central location, as well as its proximity to major research hospitals, universities and Downtown St. Louis are reasons many technology and life-science businesses are located there. The city’s major employers include BJC Healthcare, Whole Foods Market, Target and Lutheran Senior Services. Brentwood is the home of several shopping centers and mixed-use developments.

Brentwood’s Park and Recreation Department offers fitness and education classes, an indoor ice rink and sports leagues. Eight city parks provide a variety of facilities for the public to enjoy. Brentwood collaborates with Richmond Heights and Maplewood to offer residents of all three cities access to more recreational opportunities. Brentwood School District includes two multiple-year National Blue Ribbons Award Winners.



		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		11,625	104,125	297,937
HOUSEHOLDS		5,089	46,697	134,053
AVG HH INCOME		\$111,729	\$118,573	\$105,304



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SITE PLAN

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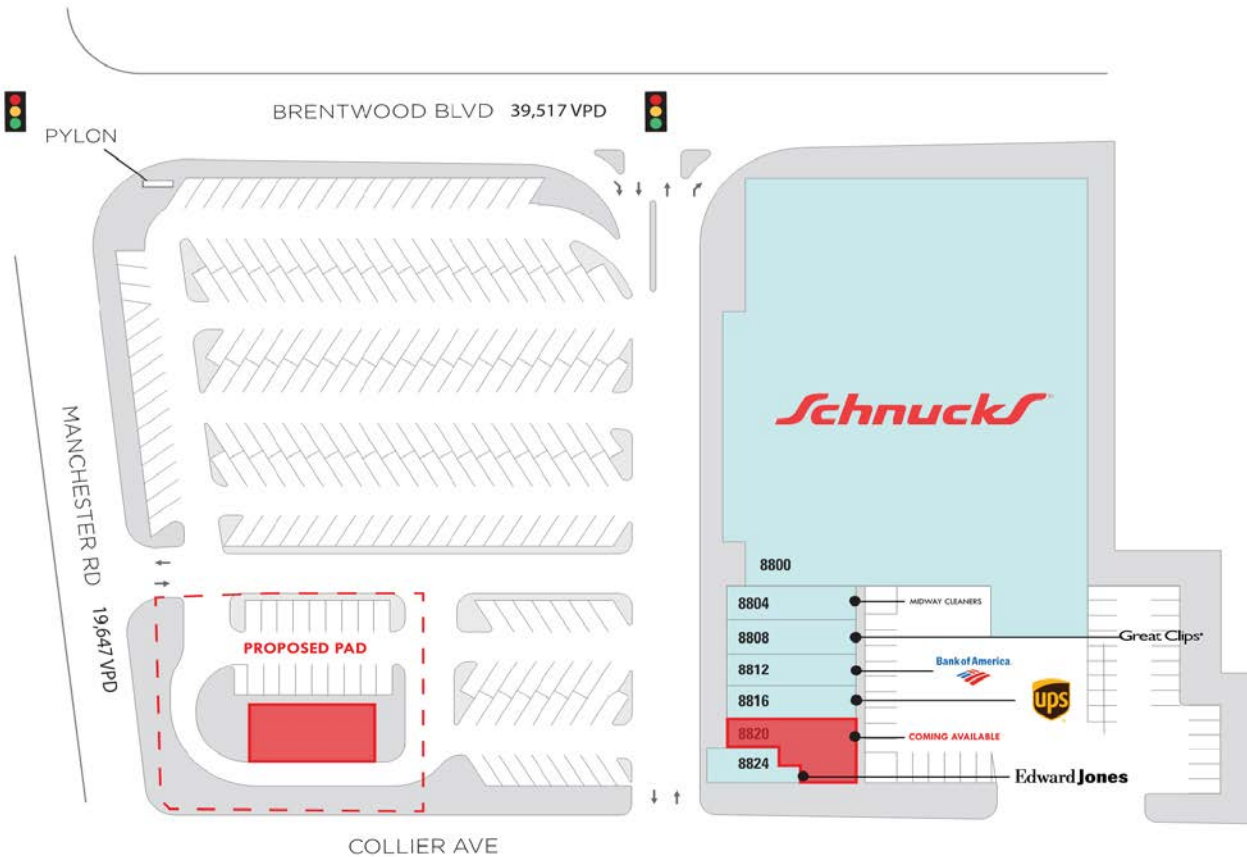
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SPACE	TENANT	SF
8800	SCHNUCKS	51,800
8804	MIDWAY CLEANERS	1,400
8808	GREAT CLIPS	1,400
8812	BANK OF AMERICA-ATM	1,400
8816	THE UPS STORE	1,400
8820	COMING AVAILABLE	2,146
8824	EDWARD JONES	906
OUTLOT	AVAILABLE	APPROX 0.5 AC

- 2,100 SF BUILDING WITH DRIVE THRU SHOWN BUT UP TO 4,500 SF POSSIBLE
- AFFLUENT CUSTOMER BASE WITH INCOMES OF \$113,000+ IN 3 MILE TRADE AREA
- LOCATED AT BUSY INTERSECTION OF BRENTWOOD BLVD AND MANCHESTER RD
- COMBINED 59,000 VPD AT THE INTERSECTION
- PYLON SIGNAGE AVAILABLE



