



BRENTWOOD PLAZA

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MARKET OVERVIEW

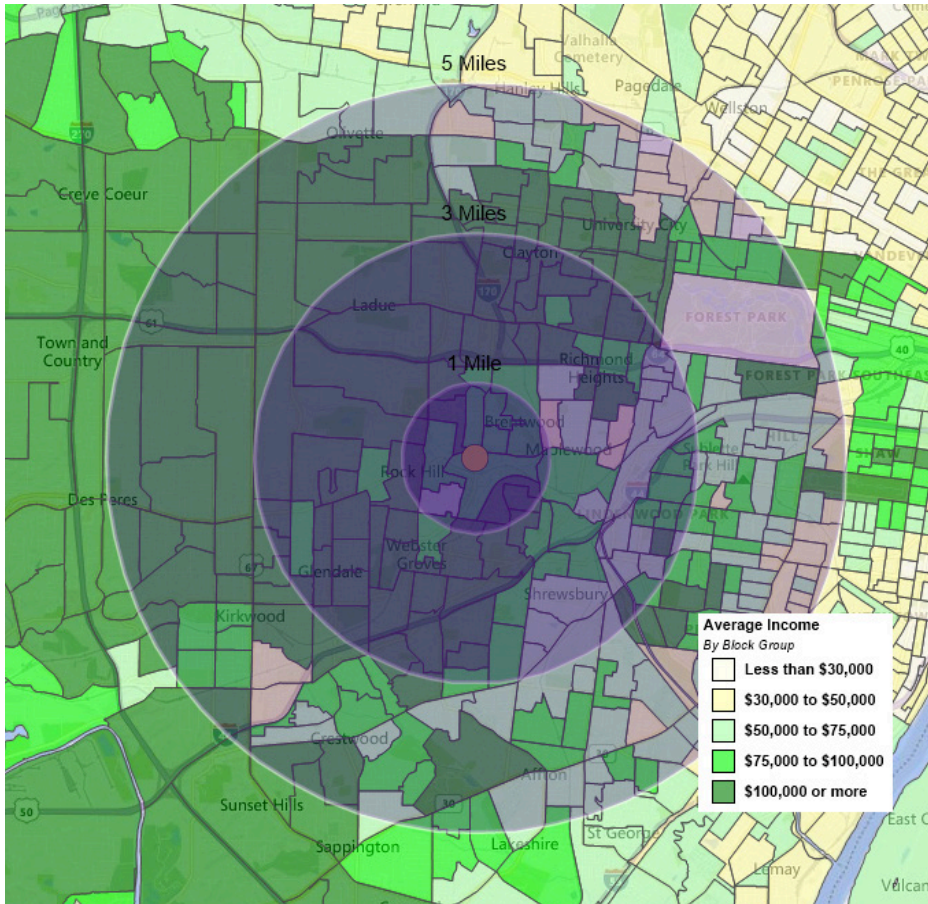
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Brentwood is a thriving community of over 8,000 people located in the heart of St. Louis County, just south of the county seat, Clayton, and a mile and a half west of the city of St. Louis. Brentwood is known as the “City of Warmth” because of its 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		11,583	104,384	299,128
HOUSEHOLDS		5,071	46,831	134,561
AVG HH INCOME		\$108,531	\$113,988	\$101,515

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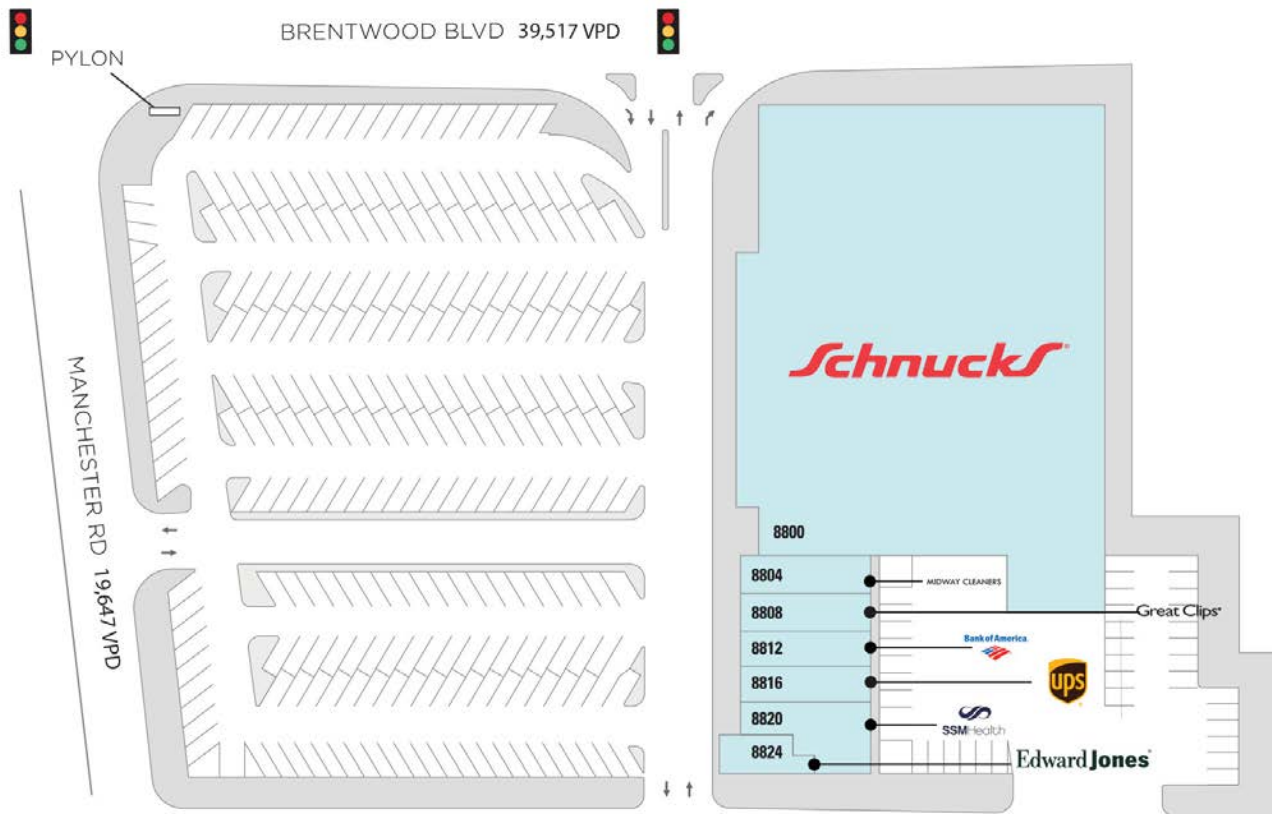
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SITE PLAN



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	SSM ST. MARY HEALTH CENTER	2,146
8824	EDWARD JONES	906

- AFFLUENT CUSTOMER BASE WITH INCOMES OF \$113,000+ IN 3 MILE TRADE AREA
- LOCATED AT BUSY INTERSECTION OF BRENTWOOD BLVD AND MANCHESTER RD
- RECENTLY RENOVATED SCHNUCKS SUPERMARKET
- PYLON SIGNAGE AVAILABLE



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MARKET AERIAL

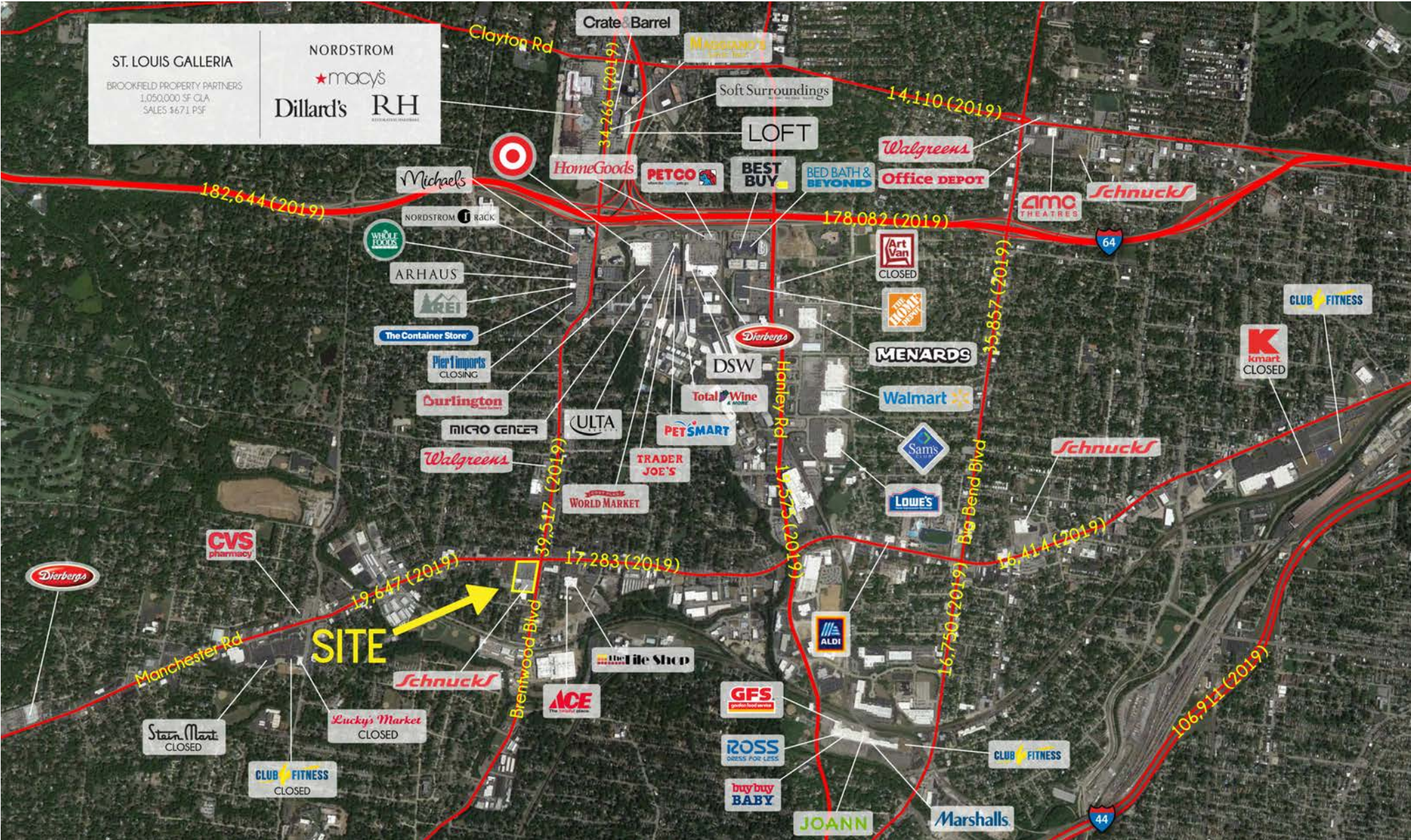
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