



## SHOPPES AT SEVEN OAKS

13645 BIG BEND RD. VALLEY PARK. MO 63122

1,050 SF SUITE AVAILABLE WITHIN SHOPPES AT SEVEN OAKS. A PREMIERE SHOPPING CENTER  
LOCATED AT THE CONFLUENCE OF TWO MAJOR THOROUGHFARES (BIG BEND ROAD  
AND DOUGHERTY FERRY ROAD). CARRYING A COMBINED 42,847 VEHICLES PER DAY







# SHOPPES AT SEVEN OAKS

## DEMOGRAPHICS

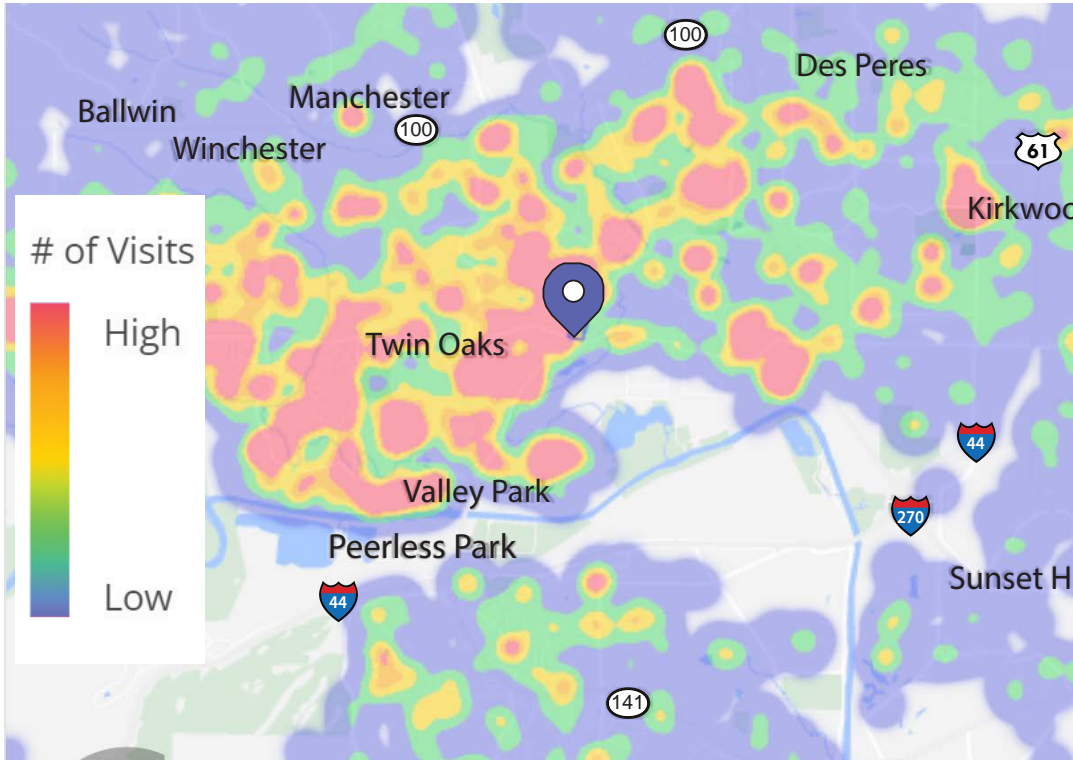
PLEASE CONTACT: L<sup>3</sup> CORPORATION  
KYLE STEINER  
314.282.9835 (DIRECT)  
314.313.6323 (MOBILE)  
KYLE@L3CORP.NET

- GO TO:
- SITE PLAN
- ZOOM AERIAL
- MARKET AERIAL




### VISIT METRICS JULY 1<sup>st</sup>, 2024 - JUNE 30<sup>th</sup>, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
1.1 M	328.2 K	3.39	51 MIN

### HEAT MAP • PER PLACER.AI



### POPULATION ANALYSIS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		9,972	62,671	162,565
		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
HOUSEHOLDS		4,509	25,387	64,157
		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
AVG HH INCOME		\$101,040	\$120,015	\$134,313



VIEW & DOWNLOAD:  
PLACER.AI REPORT  
DEMO REPORT

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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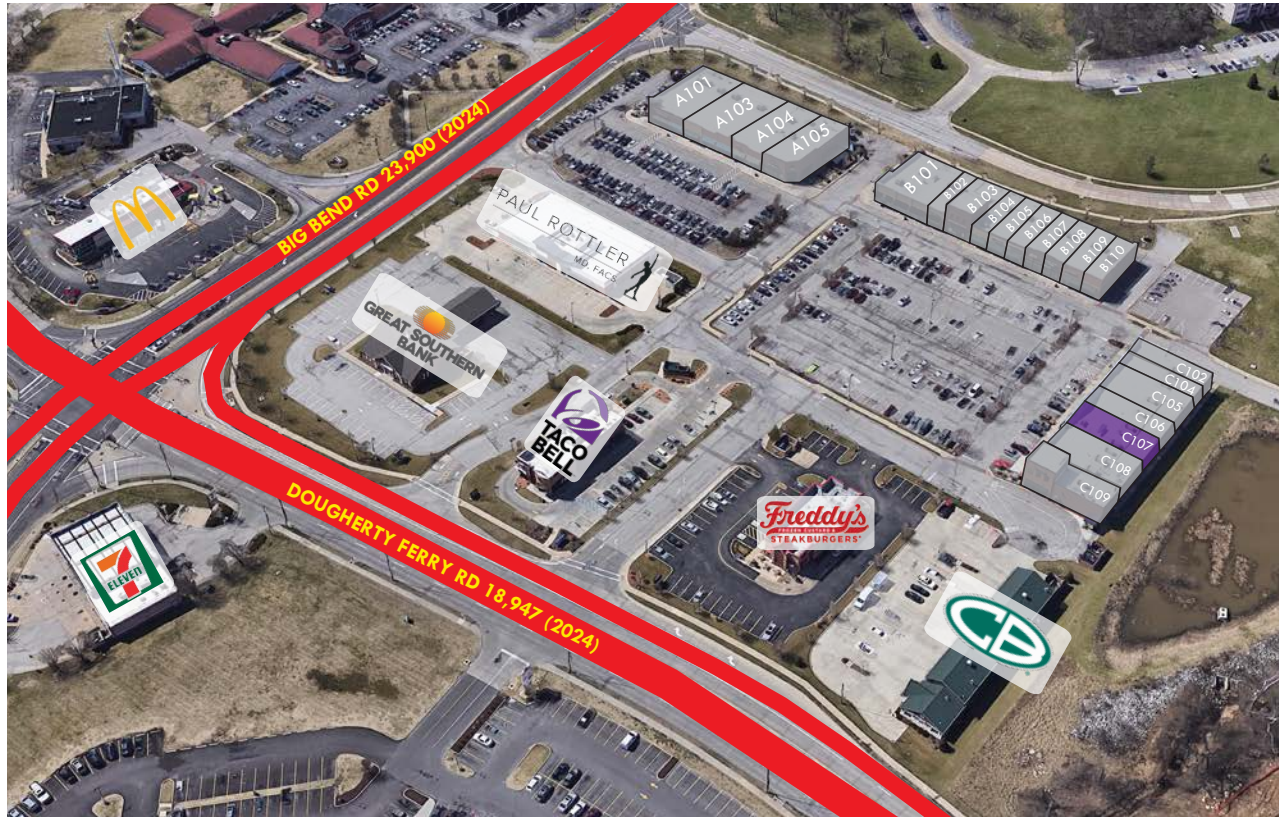
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SPACE	TENANT	SF
A101	THE CORNER PUB & GRILL	4,387 SF
A103	BARREL BLENDS	7,700 SF
A104	FIT N TAN	2,626 SF
A105	THE SHACK	5,416 SF
B101	THE TAVERN KITCHEN & BAR	4,620 SF
B102	ALLOY PERSONAL TRAINING	1,500 SF
B103	NEUSTAEDTER'S FINE JEWELRY	2,250 SF
B104	SWEETIE CUP	1,524 SF
B105	LEGACY PHYSICAL THERAPY	1,500 SF
B106	MOONLIGHT MASSAGE	1,500 SF
B107	CEE CEE NAILS	1,524 SF
B108	SALON JOY	1,500 SF
B109	DETALLE	1,188 SF
B110	TILTED HEADS	1,840 SF
C102	ARCH ANIMAL HOSPITAL	3,426 SF
C104	OG HOSPITALITY	1,700 SF
C105	HAIR THEATER SALON	2,500 SF
C107	AVAILABLE	1,050 SF
C108	GREEN LIGHT LAUNDRY	1,520 SF
C109	DALIE'S SMOKEHOUSE	2,280 SF
TOTAL		51,551



- JOIN RESTAURANTS SUCH AS THE CORNER PUB & GRILL, DALIE'S SMOKEHOUSE AND THE SHACK
- NNN EXPENSES: \$7.97/SF (2022)
- AVERAGE HOUSEHOLD INCOME OF \$120,015 WITHIN THREE MILES OF PROPERTY
- 162,565 IN POPULATION WITHIN FIVE MILES OF PROPERTY





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## ZOOM AERIAL

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