



CAVE SPRINGS CROSSING

MEXICO RD ST. CHARLES, MO 63303

JUNIOR ANCHOR BOX SPACE AVAILABLE



CAVE SPRINGS CROSSING

DEMOGRAPHICS

PLEASE CONTACT:

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

L³ CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET

GO TO:

SITE PLAN

ZOOM MARKET AERIAL

MARKET AERIAL

RETAIL RANKINGS

VISIT METRICS

MAR 1st, 2022 - FEB 28th, 2023 • DATA PROVIDED BY PLACER

VISITS/YEAR



850.4 K

VISITORS



294.1 K

VISIT FREQUENCY



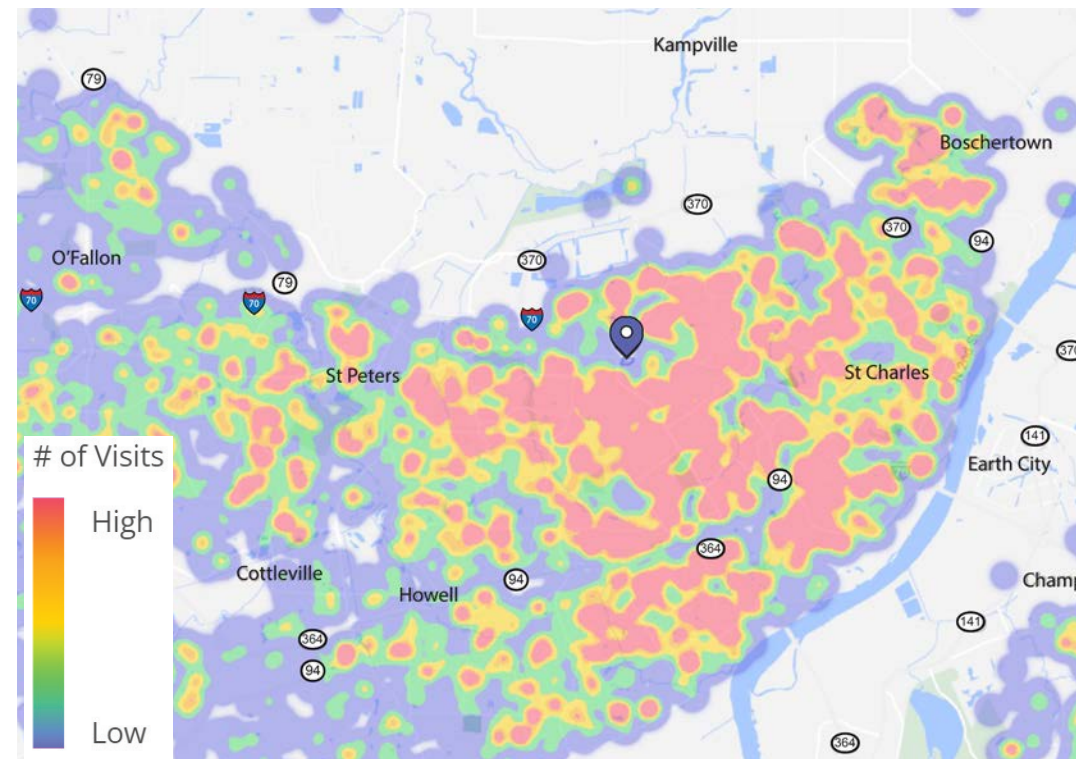
2.89

AVG. DWELL TIME



44 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		8,561	77,081	169,119
HOUSEHOLDS		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		3,528	31,850	66,969
AVG HH INCOME		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		\$88,824	\$83,461	\$83,955



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.

CAVE SPRINGS CROSSING

SITE PLAN

PLEASE CONTACT:

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

L³ CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET

SPACE	TENANT	SF
3801	AVAILABLE	13,830 SF
3803	HARBOR FREIGHT TOOLS	15,000 SF
3805	HAWAII NAILS	1,606 SF
3813	FLEET FEET SPORTS	8,489 SF
3819	VB SELECTIONS	3,873 SF
3839	DOLLAR TREE	8,829 SF
3851	TJ MAXX	30,000 SF
3857	BEAUTY WORLD	12,670 SF
3865	AFFORDABLE DENTURES & IMPLANTS	3,120 SF
3867	SHOE CARNIVAL	10,000 SF
OUTLOT	TOTAL ACCESS	4,999 SF



- 13,830 SF JUNIOR ANCHOR BOX IS 75' 8" WIDE
- EXCELLENT VISIBILITY AND ACCESS TO MEXICO ROAD, MUEGGE ROAD AND CAVE SPRINGS ROAD
- EASY ACCESS TO I-70 CARRYING OVER 113,000 VPD
- ANCHOR TENANTS INCLUDE: T.J. MAXX, HARBOR FREIGHT, SHOE CARNIVAL AND DOLLAR TREE
- HOME DEPOT AND TARGET SHADOW ANCHORED CENTER WITH DIRECT ACCESS
- AMPLE AND CONVENIENT PARKING
- MULTIPLE PYLON'S AVAILABLE ON BOTH MEXICO ROAD & OLD MUEGGE ROAD
- CALL BROKER FOR PRICING



CAVE SPRINGS CROSSING

ZOOM MARKET AERIAL

PLEASE CONTACT:

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

L³ CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET



CAVE SPRINGS CROSSING

MARKET AERIAL

PLEASE CONTACT:

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

L³ CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET



CAVE SPRINGS CROSSING

MARKET AERIAL

PLEASE CONTACT:

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

L³ CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET

DATA PROVIDED BY PLACER.AI • DEC 1st, 2021 - NOV 30th, 2022

RETAILER	RANK
	6/24
	5/25
	17/24
	14/34
	5/46
	13/21
	1/2
	6/18

RETAILER	RANK
	17/30
	12/30
	21/124
	11/19
	23/51
	11/35
	14/17
	17/121