



## CAVE SPRINGS CROSSING

MEXICO RD ST. CHARLES, MO 63303

JUNIOR ANCHOR BOX SPACE AVAILABLE  
AND OUTLOT COMING SOON!





# CAVE SPRINGS CROSSING

## DEMOGRAPHICS

PLEASE CONTACT:

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GO TO:

SITE PLAN

ZOOM MARKET AERIAL

MARKET AERIAL

RETAIL RANKINGS

## VISIT METRICS

JAN 1<sup>st</sup>, 2023 - DEC 31<sup>st</sup>, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



897.2 K

VISITORS



298.8 K

VISIT FREQUENCY



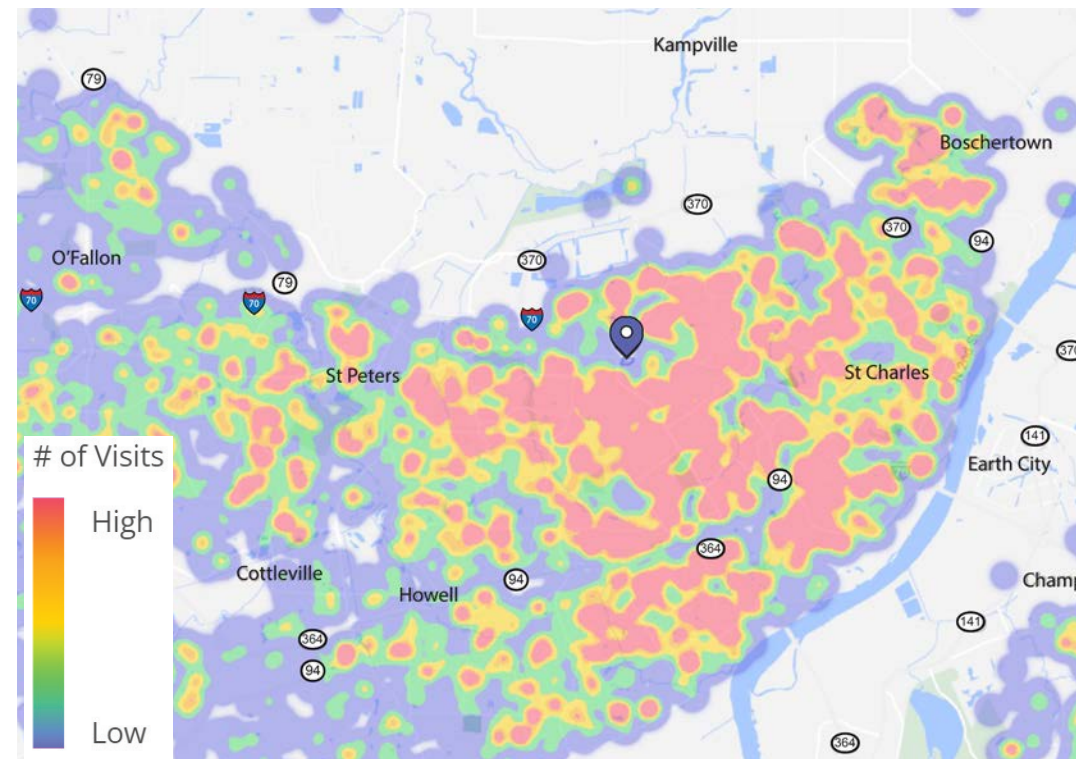
3

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>
		8,849	73,836	171,461
HOUSEHOLDS		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		3,639	30,466	67,922
AVG HH INCOME		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		\$101,816	\$95,456	\$95,887



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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## SITE PLAN

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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	COMING SOON	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 124,000 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



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## OUTLOT FLOOR PLAN

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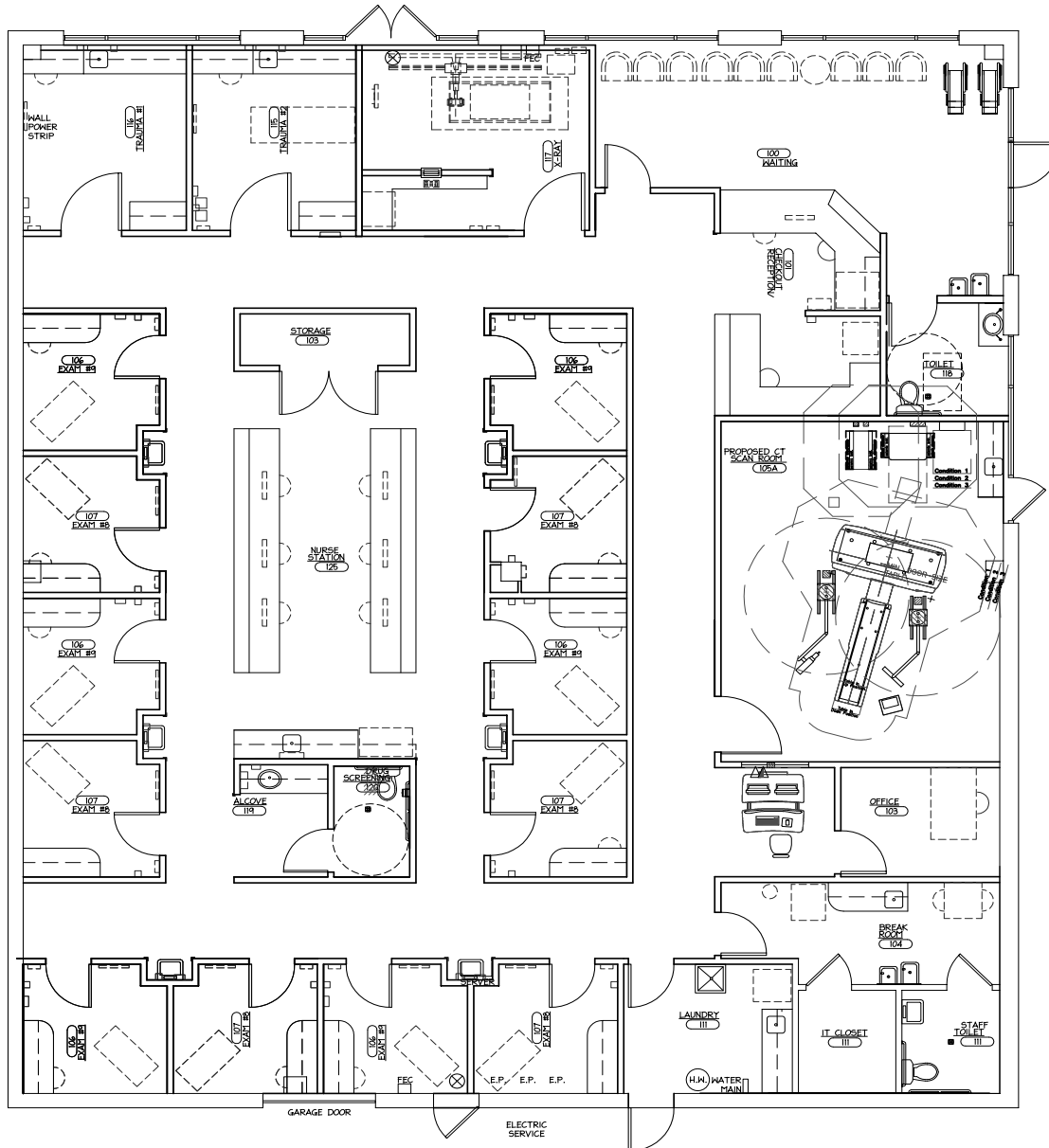
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## ZOOM MARKET AERIAL

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# MARKET AERIAL

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## RETAILER RANKING

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DATA PROVIDED BY PLACER.AI • JAN 1st, 2023 - DEC 31st, 2023

RETAILER	RANK
	6/22
	7/29
	18/26
	15/34
	7/46
	12/21
	3/4
	6/17

RETAILER	RANK
	18/28
	16/29
	38/130
	9/18
	17/49
	9/35
	14/17
	18/117