



CAVE SPRINGS CROSSING

MEXICO RD ST. CHARLES, MO 63303

FULLY LEASED!

XTEAM
RETAIL ADVISORS

CAVE SPRINGS CROSSING

DEMOGRAPHICS

GO TO:

SITE PLAN

ZOOM MARKET AERIAL

MARKET AERIAL

RETAIL RANKINGS

VISIT METRICS

JAN 1st, 2025 - DEC 31st, 2025 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



1.5 M

VISITORS



498.8 K

VISIT FREQUENCY



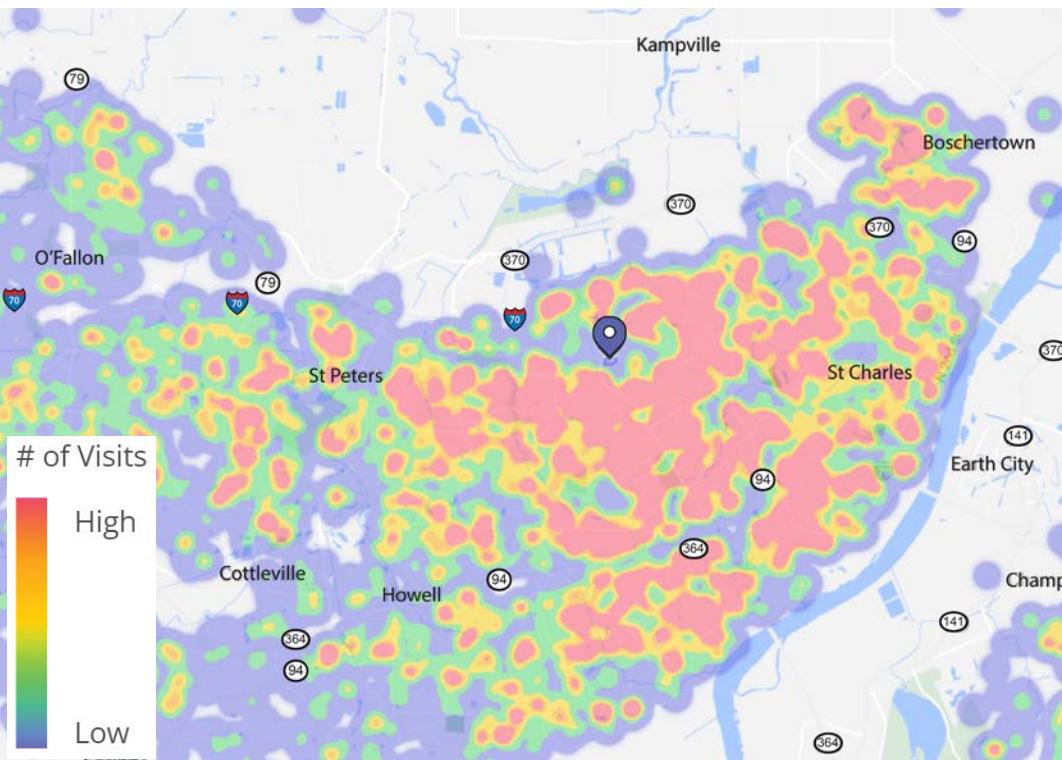
3.05

AVG. DWELL TIME



49 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION



1 MILE

8,849

3 MILES

73,836

5 MILES

171,461

HOUSEHOLDS



1 MILE

3,639

3 MILES

30,466

5 MILES

67,922

AVG HH INCOME



1 MILE

\$101,816

3 MILES

\$95,456

5 MILES

\$95,887



VIEW & DOWNLOAD:
PLACER.AI REPORT

DEMO REPORT

PLEASE CONTACT: L³ CORPORATION

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SPACE TENANT

SF

3801	GOLDEN APPLE BUFFET	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	WASHU SCHOOL OF MEDICINE	4,999 SF



- EXCELLENT VISIBILITY AND ACCESS TO MEXICO ROAD, MUEGGE ROAD AND CAVE SPRINGS ROAD
- EASY ACCESS TO I-70 CARRYING OVER 127,000 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 ON BOTH MEXICO ROAD & OLD MUEGGE ROAD



CAVE SPRINGS CROSSING

ZOOM MARKET AERIAL

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Commercial
Real Estate

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MARKET AERIAL

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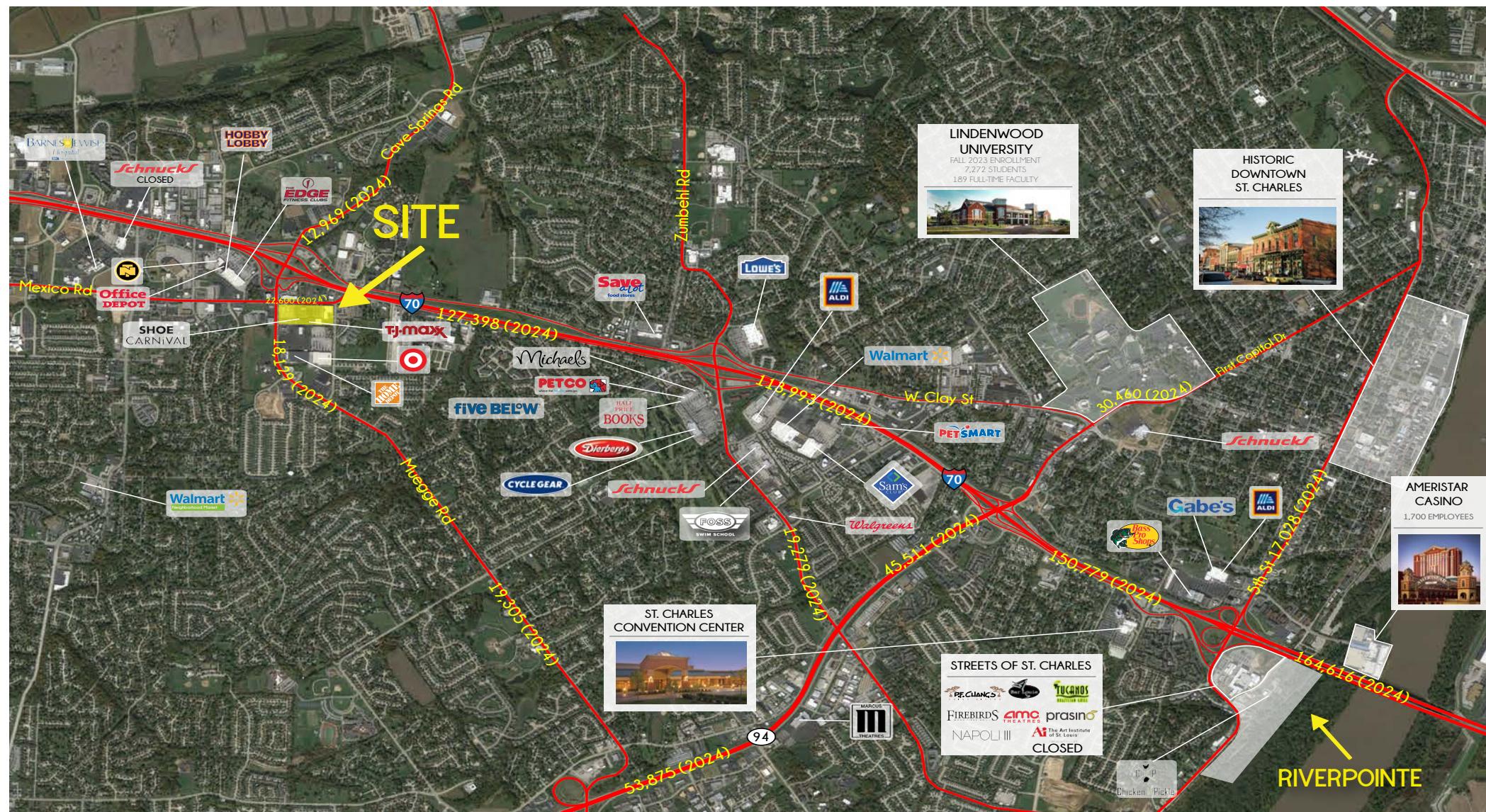
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CAVE SPRINGS CROSSING

RETAILER RANKING

DATA PROVIDED BY PLACERAI • JULY 1st, 2023 - JUNE 30th, 2024

RETAILER	RANK
	4/24
	6/30
	17/27
	15/34
	9/47
	14/21
	4/4
	13/17

RETAILER	RANK
	8/30
	13/30
	104/133
	7/17
	32/50
	10/34
	12/16
	12/121

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