



# CAVE SPRINGS CROSSING

MEXICO RD ST. CHARLES, MO 63303

**FULLY LEASED!**





# CAVE SPRINGS CROSSING

## DEMOGRAPHICS

PLEASE CONTACT: L<sup>3</sup> CORPORATION

REBECCA THESSEN

RICK SPECTOR

314.282.9836 (DIRECT)

314.282.9827 (DIRECT)

314.620.0093 (MOBILE)

314.708.2009 (MOBILE)

RTHESSSEN@L3CORPORATION.COM

RSPECTOR@L3CORPORATION.COM

GO TO:  
SITE PLAN

ZOOM MARKET AERIAL

MARKET AERIAL

RETAIL RANKINGS

## VISIT METRICS JAN 1<sup>st</sup>, 2025 - DEC 31<sup>st</sup>, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR



1.5 M

VISITORS



498.8 K

VISIT FREQUENCY



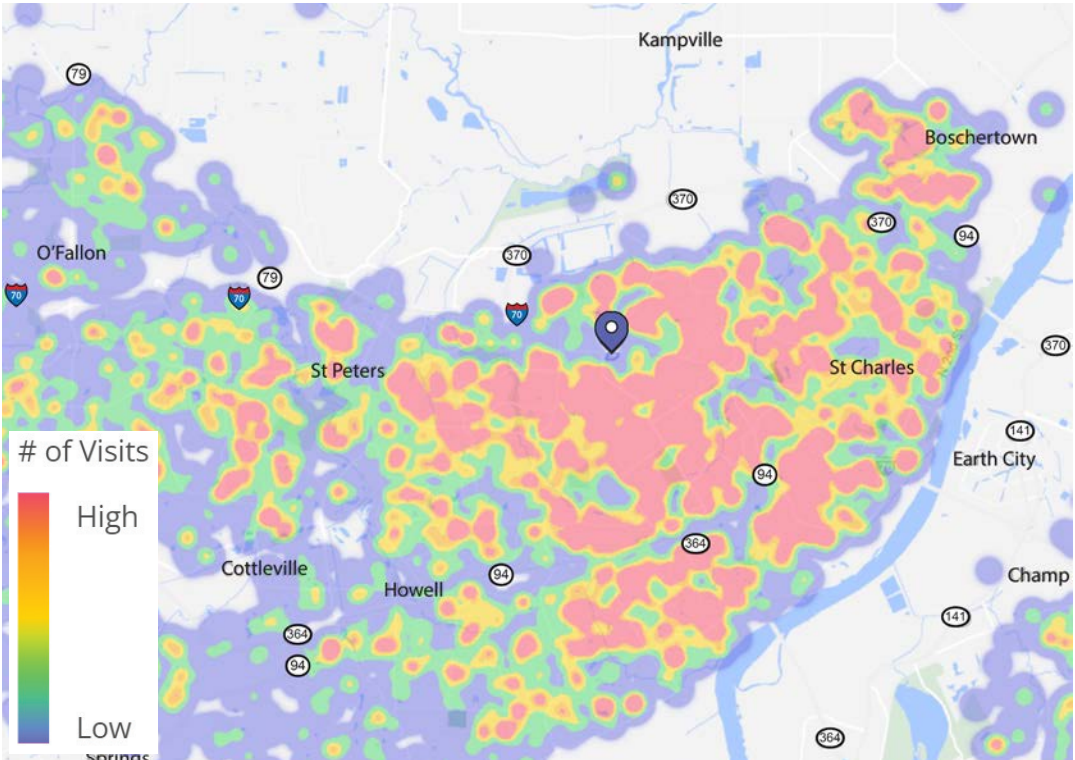
3.05

AVG. DWELL TIME



49 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

POPULATION		<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

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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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





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## ZOOM MARKET AERIAL

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## MARKET AERIAL

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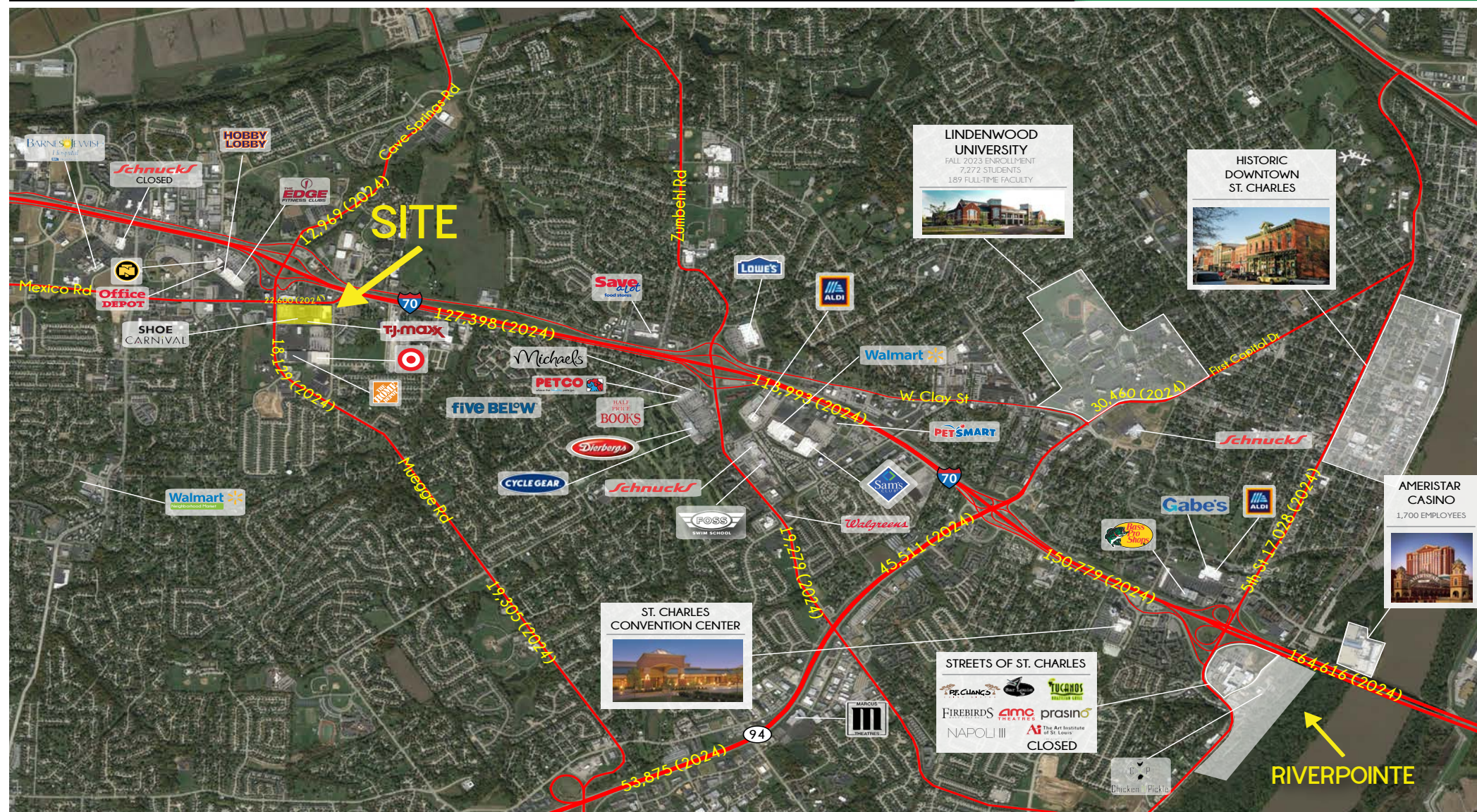
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RSPECTOR@L3CORPORATION.COM





# CAVE SPRINGS CROSSING

## RETAILER RANKING

PLEASE CONTACT:

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

L<sup>3</sup> CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET

DATA PROVIDED BY PLACER.AI • JULY 1<sup>st</sup>, 2023 - JUNE 30<sup>th</sup>, 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