



CAVE SPRINGS CROSSING

MEXICO RD ST. CHARLES, MO 63303

UP TO 15,790 SF AVAILABLE IN TARGET AND
HOME DEPOT SHADOW ANCHORED CENTER

CAVE SPRINGS CROSSING

SITE PLAN

PLEASE CONTACT: L³ CORPORATION

REBECCA THESSEN

RICK SPECTOR

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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	AVAILABLE	12,670 SF
3865	AVAILABLE	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 129,000 VPD
- ANCHORED BY A TOP 3 PERFORMING T.J. MAXX STORE IN MISSOURI, ALONG WITH HARBOR FREIGHT, SHOE CARNIVAL & DOLLAR TREE
- SHADOW-ANCHORED BY HOME DEPOT & TARGET WITH DIRECT ACCESS
- AMPLE AND CONVENIENT PARKING
- MULTIPLE PYLON SIGNAGE OPPORTUNITIES ALONG MEXICO ROAD & OLD MUEGGE ROAD



POPULATION ANALYSIS

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

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ZOOM MARKET AERIAL

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MARKET AERIAL

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