



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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L³ CORPORATION

REBECCA THESSSEN

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GO TO:

SITE PLAN

ZOOM MARKET AERIAL

MARKET AERIAL

RETAIL RANKINGS

VISIT METRICS

JUL 1st, 2022 - JUN 30th, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



864.4 K

VISITORS



287.3 K

VISIT FREQUENCY



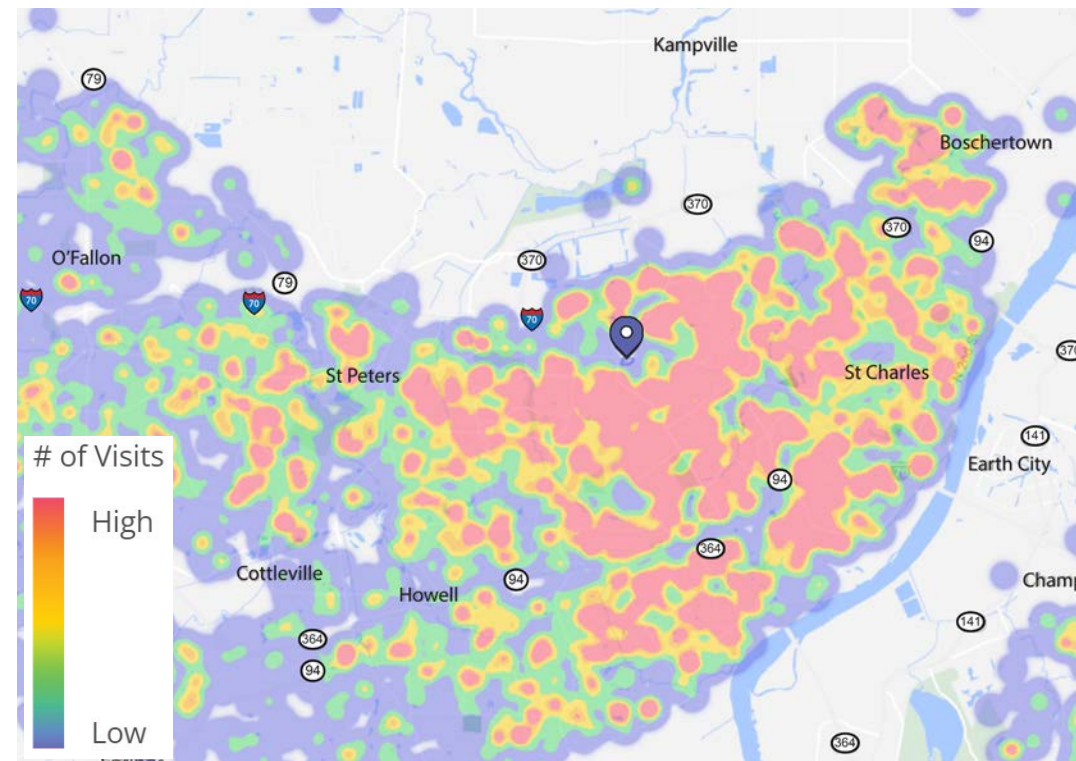
3.01

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.

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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 120,000 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

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MARKET AERIAL

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RETAILER RANKING

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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