

THE BLVD

COME JOIN THE
EXPERIENCE
ST. LOUIS, MISSOURI

WELCOME:



HEALIX



OWNED AND
MANAGED BY:

EDWARDS
REALTY COMPANY

MIXED-USE LIFESTYLE CENTER



THE BOULEVARD

ST. LOUIS IS...

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

**ST. LOUIS'
TOP
EMPLOYERS**



1.4 MILLION
Total Labor Force in the
STL MSA

ST. LOUIS

2.79 MILLION

Total Population in the
STL MSA
(21st largest in US)

**ST. LOUIS'
FORTUNE 500
COMPANIES**

BJC
HealthCare

33,797
Employees

Washington
University of St. Louis

21,278
Employees

Walmart

17,000
Employees

\$
OVER 5 BILLION
Total amount
spent by visitors
to St. Louis each year



CENTENE
Corporation

Ranked #25



EMERSON
Ranked #206

BOEING

16,681
Employees

SSMHealth

15,631
Employees

Mercy

15,342
Employees

RGA

Ranked #257

Edward Jones
MAKING SENSE OF INVESTING

Ranked #333

U.S. AIR FORCE

13,100
Employees

Schnucks

8,496
Employees



8,415
Employees



28.2 MILLION
Total number of visitors
to St. Louis each year

Graybar

Ranked #378

olin

Ranked #410

Ameren

Ranked #480

THE BOULEVARD

RETAIL SITE PLAN

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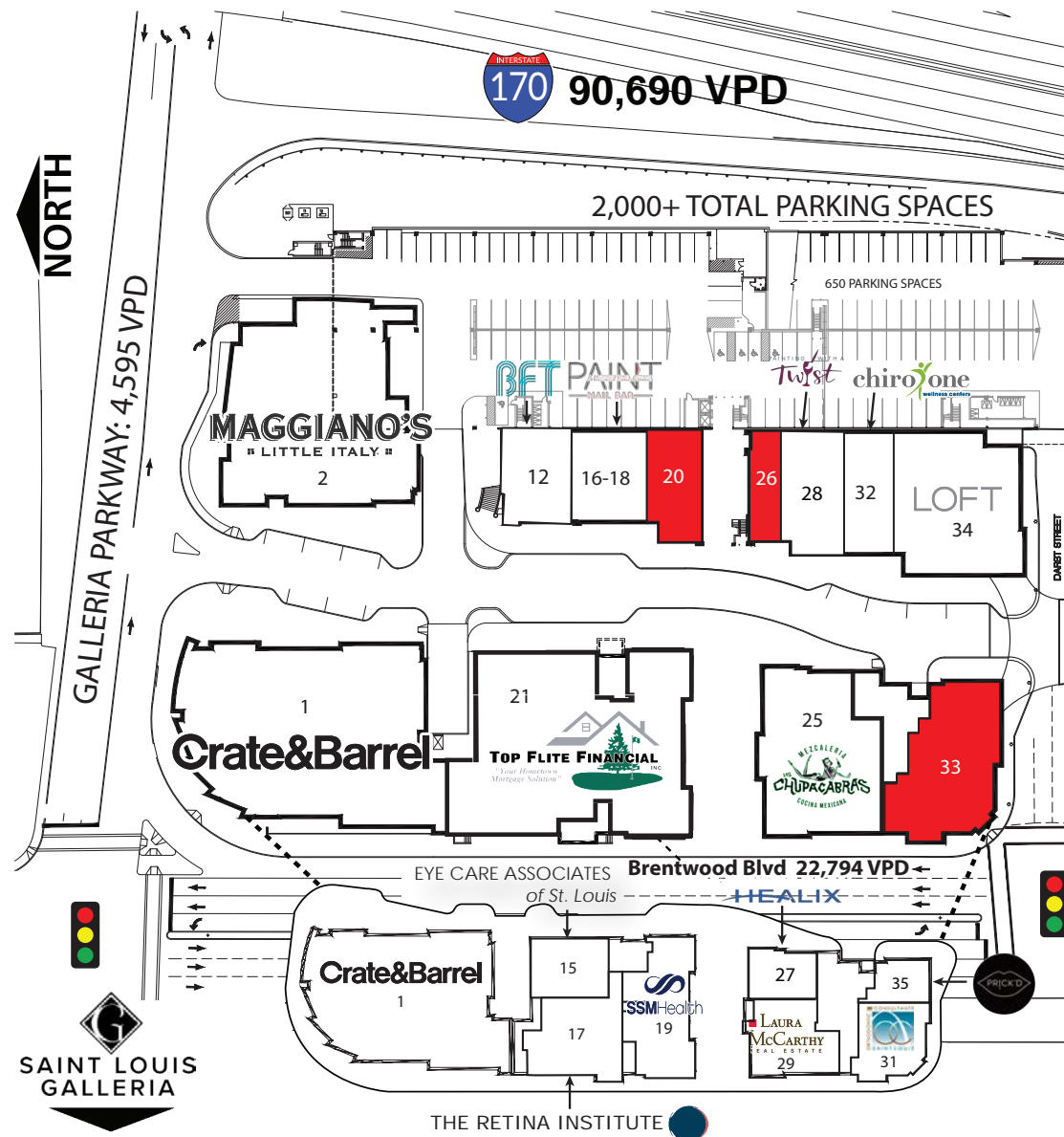
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SUITE	SIZE	STATUS
01	35,953	CRATE & BARREL
02	12,324	MAGGIANO'S LITTLE ITALY
12	3,000	BODY FIT TRAINING
15	4,851	EYE CARE ASSOCIATES
16-18	2,297	PAINT NAIL BAR
17	3,937	THE RETINA INSTITUTE
19	6,128	SSM HEALTH
20	2,180	COMING AVAILABLE MAY 1, 2024
21	14,332	TOP FLITE FINANCIAL
25	6,947	LAS CHUPACABRAS
26	1,380	AVAILABLE NOW
27	2,795	HEALIX
28	2,950	PAINTING WITH A TWIST
29	4,500	LAURA MCCARTHY REAL ESTATE
31	3,312	ORTHODONTIC CONSULTANTS
32	2,430	CHIRO ONE
33	5,196	AVAILABLE NOW
34	6,629	LOFT
35	2,921	PRICK'D

- STRATEGICALLY SITUATED 0.3 MILES FROM INTERSTATES 64 (165,796 VPD) & 170 (90,690 VPD)
- MIXED-USE LIFESTYLE CENTER WITH 74 PRIVATE LUXURY APARTMENTS, UPSCALE BOUTIQUES, POPULAR RESTAURANTS, AND MODERN MEDICAL OFFICE USERS
- \$725 SALES PSF AT ST. LOUIS GALLERIA LOCATED DIRECTLY WEST AND ACROSS THE STREET FROM THE BOULEVARD

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.

THE BOULEVARD

NUMBER OF VISITS

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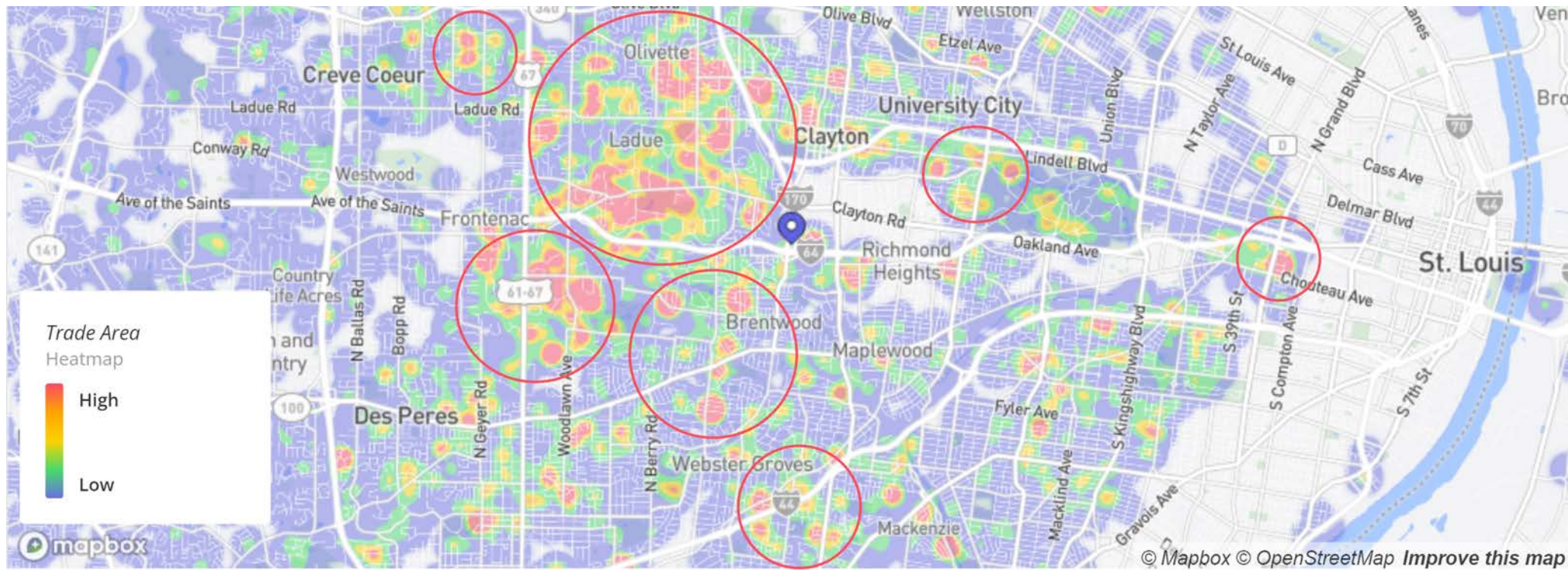
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WHERE DO OUR CUSTOMERS COME FROM?



POPULATION



3 MI	5 MI	10 MI
108,799	293,716	926,790

HOUSEHOLDS



3 MI	5 MI	10 MI
48,178	132,216	397,989

AVG HH INCOME



3 MI	5 MI	10 MI
\$141,809	\$111,626	\$91,707

AVERAGE HH INCOME OF THE BOULEVARD VISITORS

AVG HH
INCOME
\$106K

