



**WELCOME
NEW TENANTS**
tropicalCAFE
SMOOTHIE
**graze
craze**
CHARCUTERIE BOARDS & BOXES



Oishi Sashi

FENG CHA

tropical CAFE

XTEAM
RETAIL ADVISORS

PLAZA SHOPS

701 - 747 N NEW BALLAS RD CREVE COEUR. MO 63141
2,396 SF REMAINING IN WHITE-BOX CONDITION!

PLAZA SHOPS

DEMOGRAPHICS





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L³ CORPORATION
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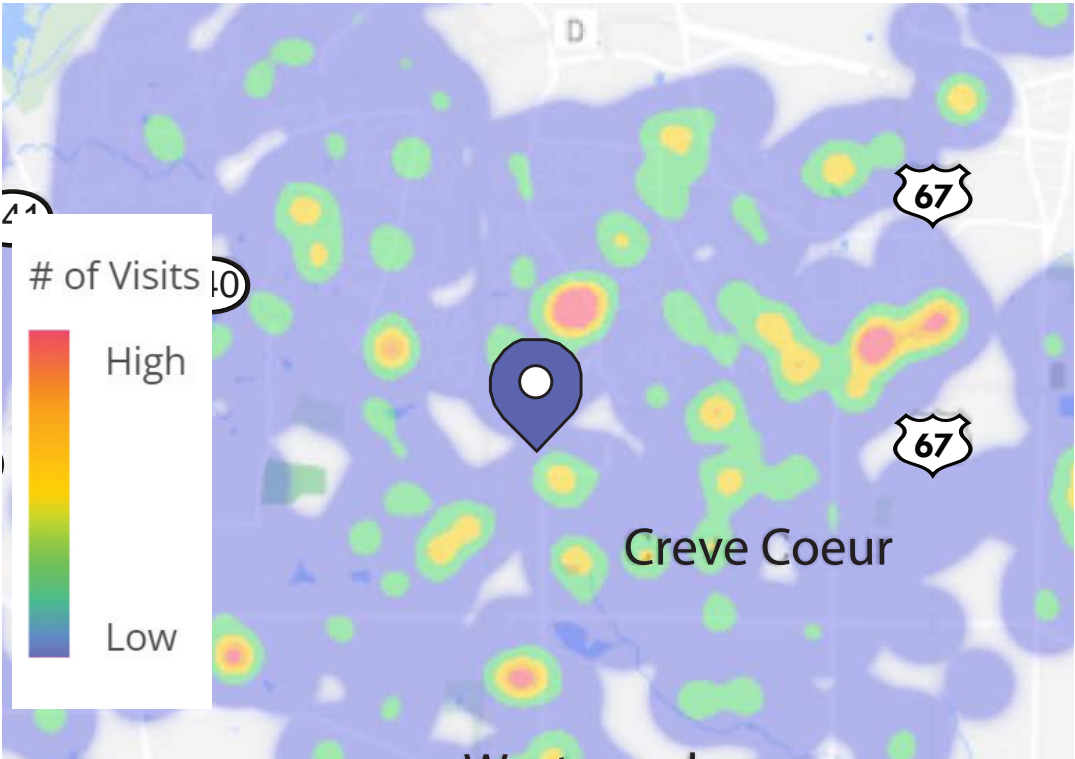
- GO TO:
- SITE PLAN
- PICTURES
- AERIAL

VISIT METRICS




JULY 1st, 2024 - JUNE 30th, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
257.2 K	122.3 K	2.1	44 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		10,905	59,246	160,204
HOUSEHOLDS		4,953	26,114	66,682
AVG HH INCOME		\$136,347	\$133,384	\$131,181



VIEW & DOWNLOAD:
PLACER.AI REPORT
DEMO REPORT

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SITE PLAN

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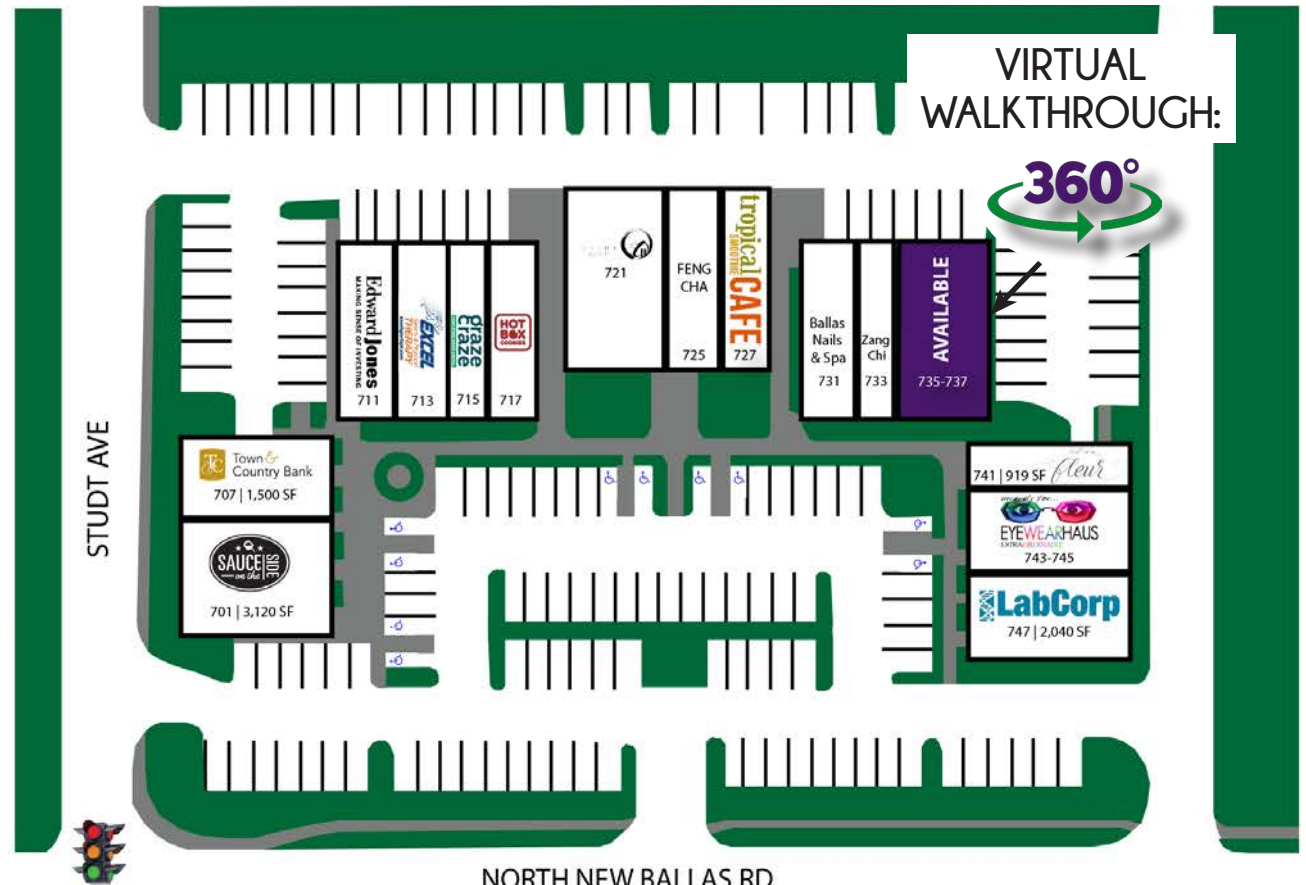
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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
701	SAUCE ON THE SIDE	3,120
707	TOWN & COUNTRY BANK	1,500
711	EDWARD JONES	1,560
713	EXCEL THERAPY	1,575
715	GRAZE CRAZE	1,050
717	HOT BOX COOKIES	1,400
721	OISHI SUSHI	2,800
725	FENG CHA	1,319
727	TROPICAL SMOOTHIE	1,400
731	BALLAS NAILS & SPA	1,643
733	ZANG CHI	1,190
735-737	AVAILABLE	2,396
741	FLEUR BRIDAL	919
743-745	EYEWEARHAUS	2,100
747	LABCORP	2,040



- 2,396 SF ENDCAP REMAINING WHICH WAS RECENTLY CLEARED AND BROUGHT TO A WHITE BOX CONDITION
- EASY ACCESS FROM I-270, OLIVE BLVD AND N. NEW BALLAS RD WITH GREAT STREET VISIBILITY FROM N. NEW BALLAS RD PROVIDING NEARLY 35 FEET OF FRONTAGE ROAD
- 3,018 OFFICE & 496 MEDICAL EMPLOYEES WITHIN 3 MILES
- AMPLE SURFACE PARKING OF 6.3/1000
- 0.5 MILE DRIVE FROM HIGHWAY 270 CARRYING OVER 190,000 VPD
- 4.9 MILLION SF OF OFFICE SPACE IN THE CREVE COEUR SUBMARKET

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PHOTOS

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ZOOM AERIAL

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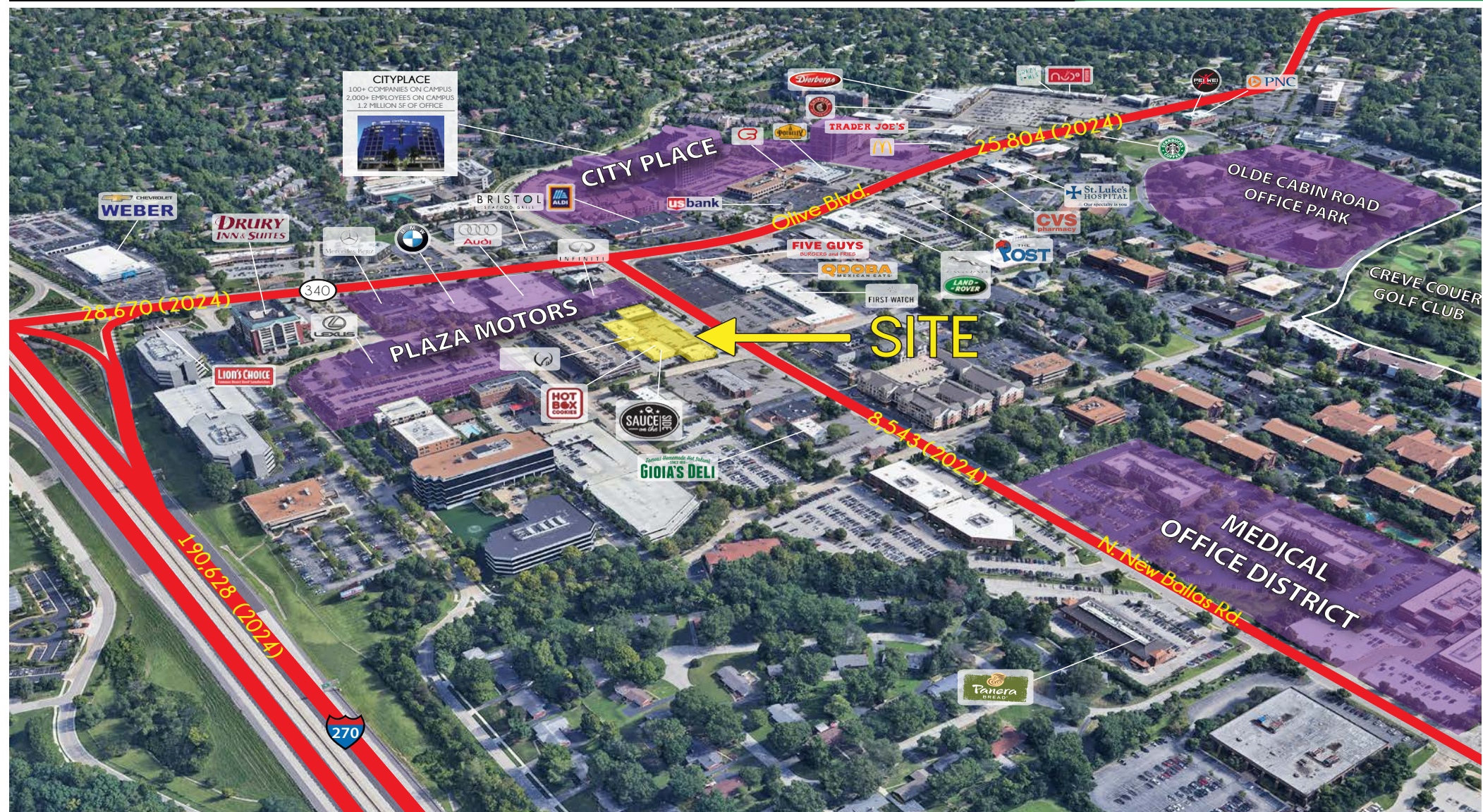
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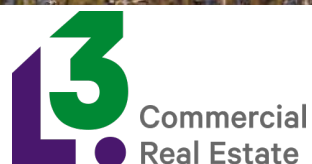


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MARKET AERIAL

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