



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



Otishi Sushi

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

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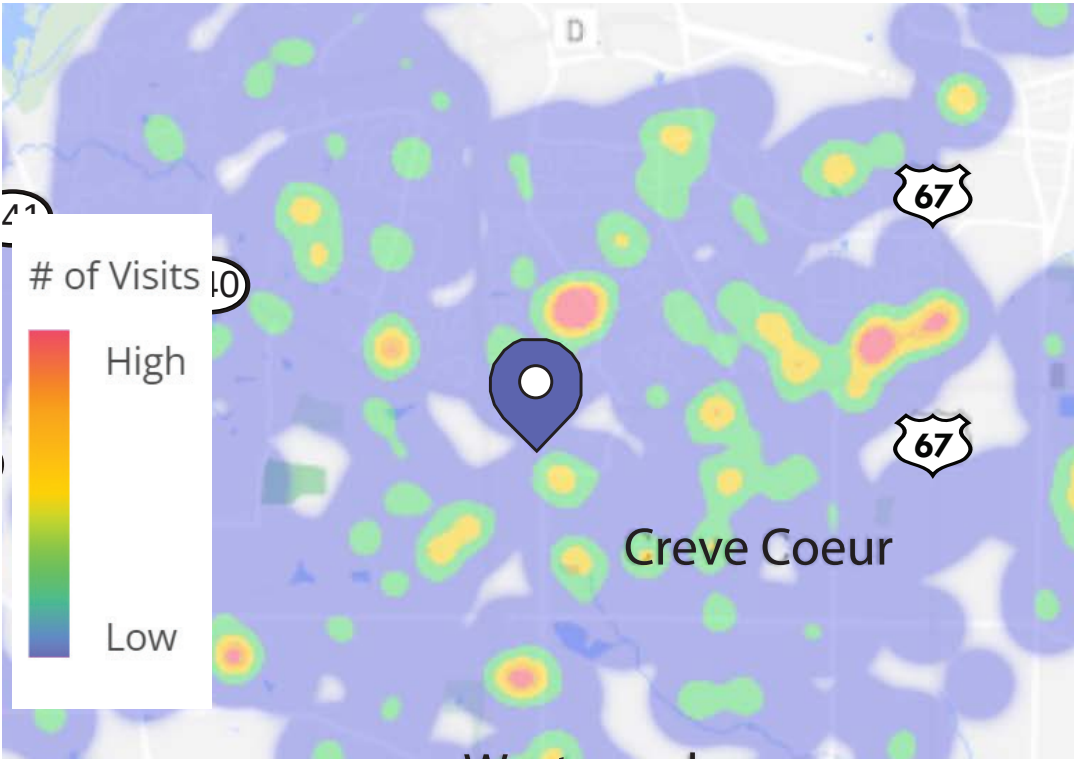
- GO TO:
- SITE PLAN
- PICTURES
- AERIAL

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

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



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. Th 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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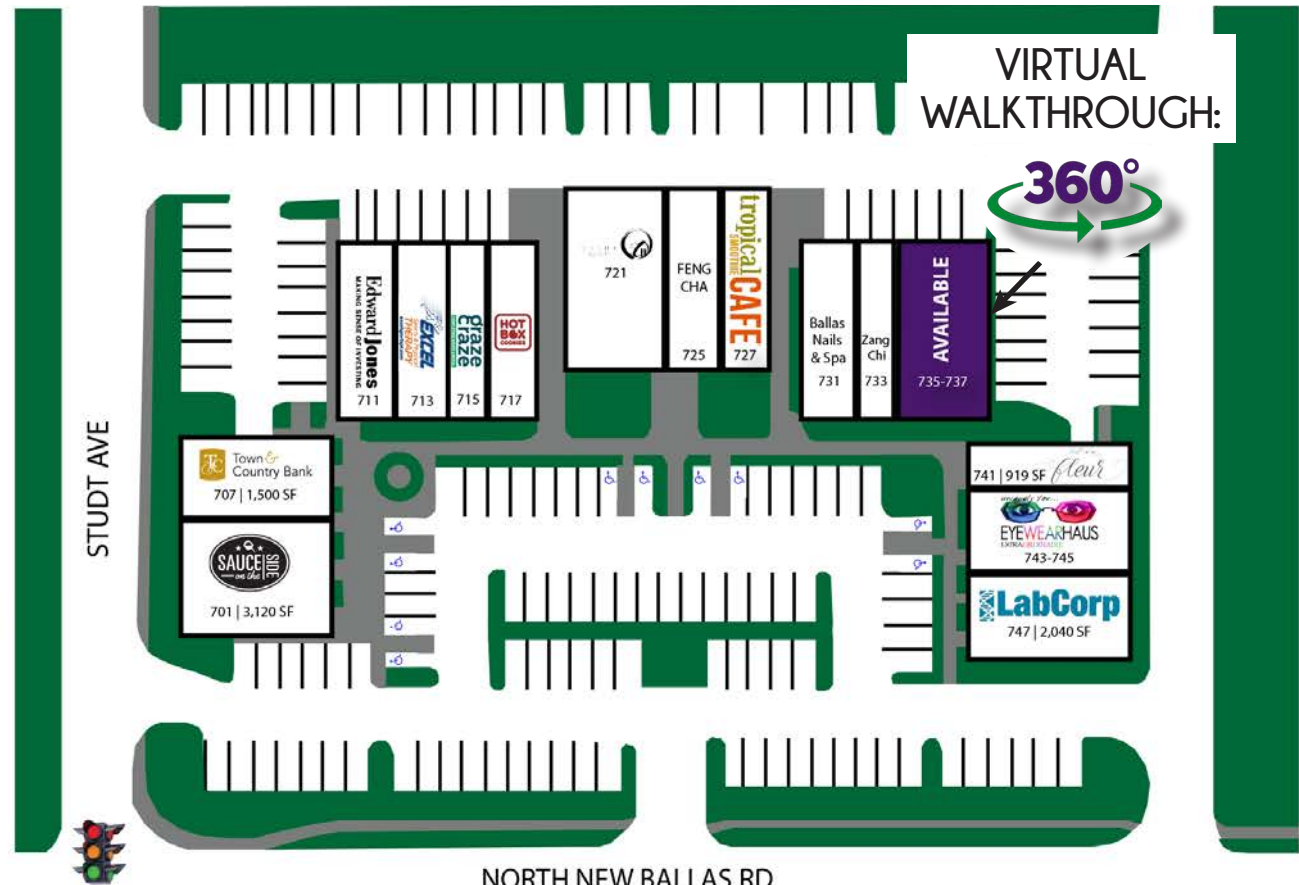
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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
701	SAUCE ON THE SIDE	3,120
707	TOWN & COUNTRY BANK	1,500
711	EDWARD JONES	1,560
713	EXCEL THERAPY	1,575
715	GRAZE CRAZE	1,050
717	HOT BOX COOKIES	1,400
721	OISHI SUSHI	2,800
725	FENG CHA	1,319
727	TROPICAL SMOOTHIE	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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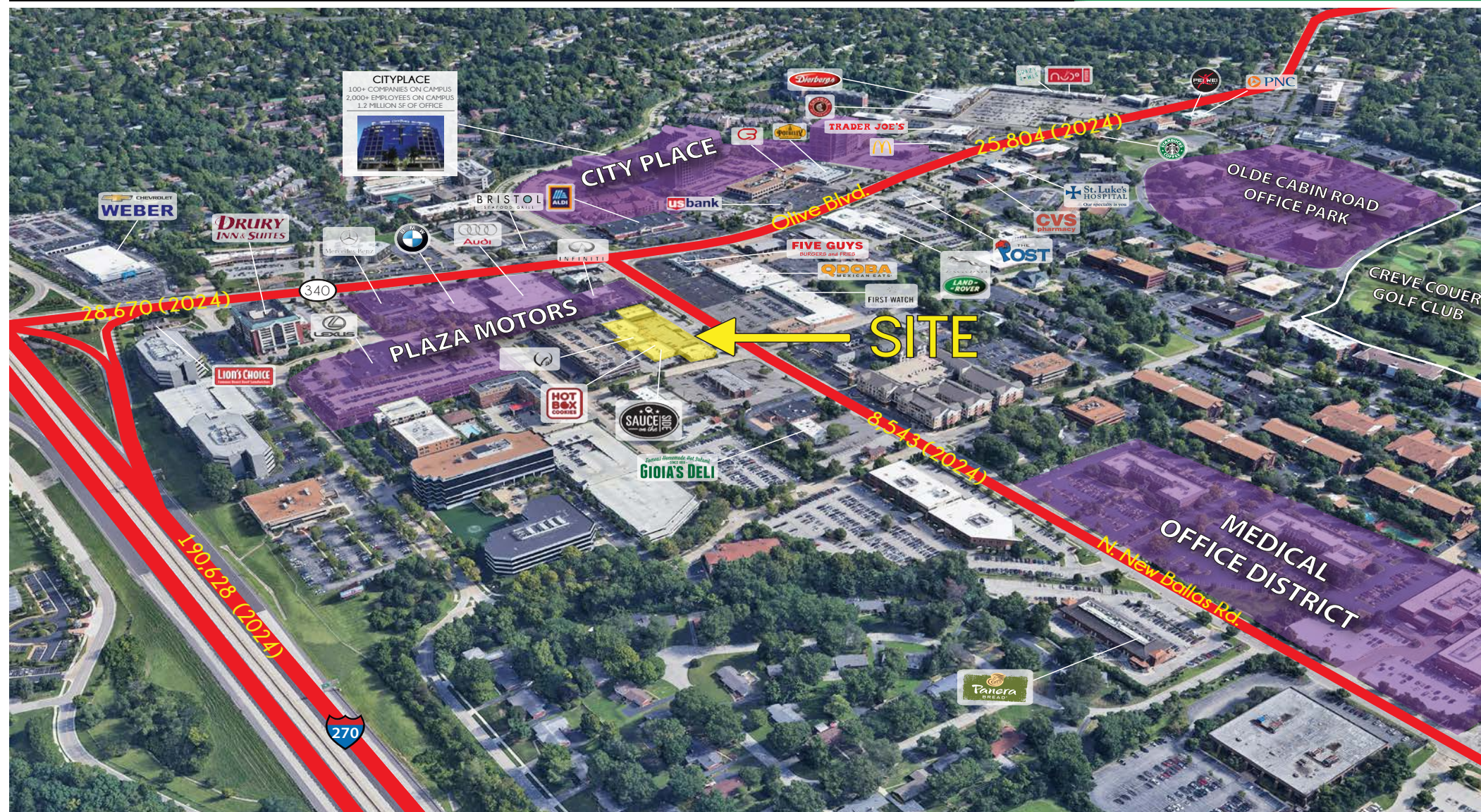
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MARKET AERIAL

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