

L3



WELCOME
NEW TENANTS
tropical SMOOTHIE CAFE
graze CRAZE
CHARCUTERIE BOARDS & BOXES

PLAZA SHOPS

701 - 747 N NEW BALLAS RD CREVE COEUR, MO 63141

2.396 SF REMAINING IN WHITE-BOX CONDITION!

XTEAM
RETAIL ADVISORS

PLAZA SHOPS

DEMOGRAPHICS

PLEASE CONTACT:

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L³ CORPORATION

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GO TO:

SITE PLAN

PICTURES

AERIAL

VISIT METRICS

JAN 1st, 2025 - DEC 31st, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR



291.1 K

VISITORS



130.1 K

VISIT FREQUENCY



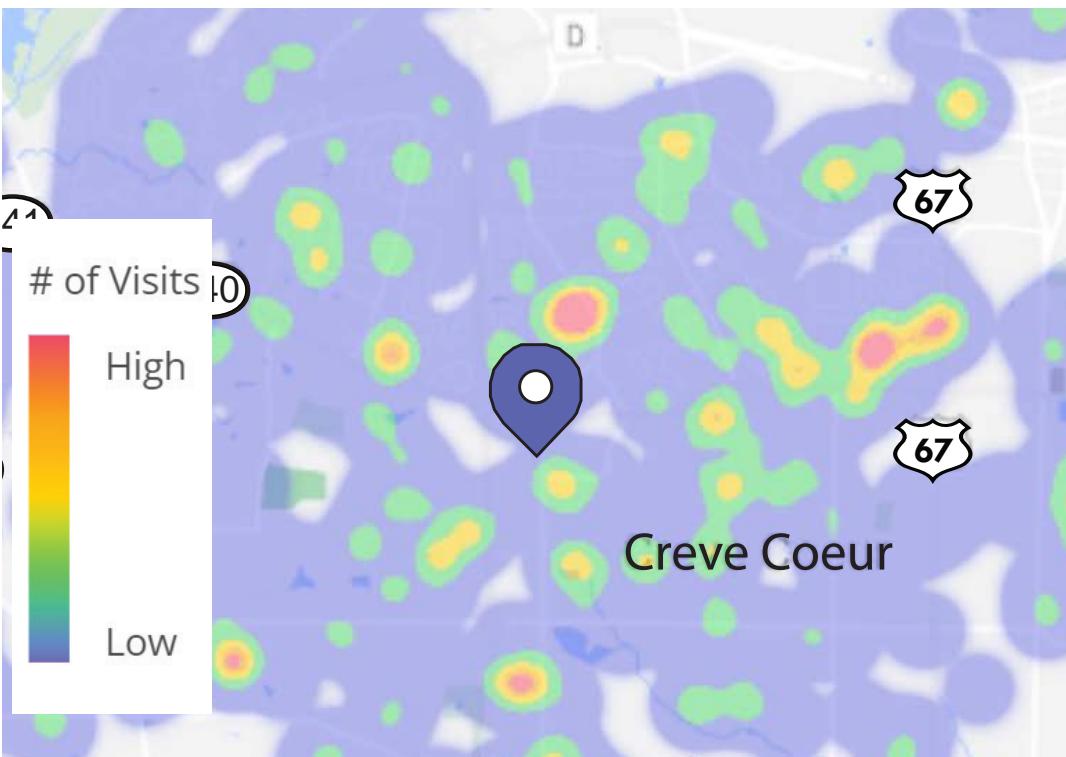
2.24

AVG. DWELL TIME



40 MIN

HEAT MAP • PER PLACERAI



POPULATION ANALYSIS

POPULATION



1 MILE

10,905

3 MILES

59,246

5 MILES

160,204

HOUSEHOLDS



1 MILE

4,953

3 MILES

26,114

5 MILES

66,682

AVG HH INCOME



1 MILE

\$136,347

3 MILES

\$133,384

5 MILES

\$131,181



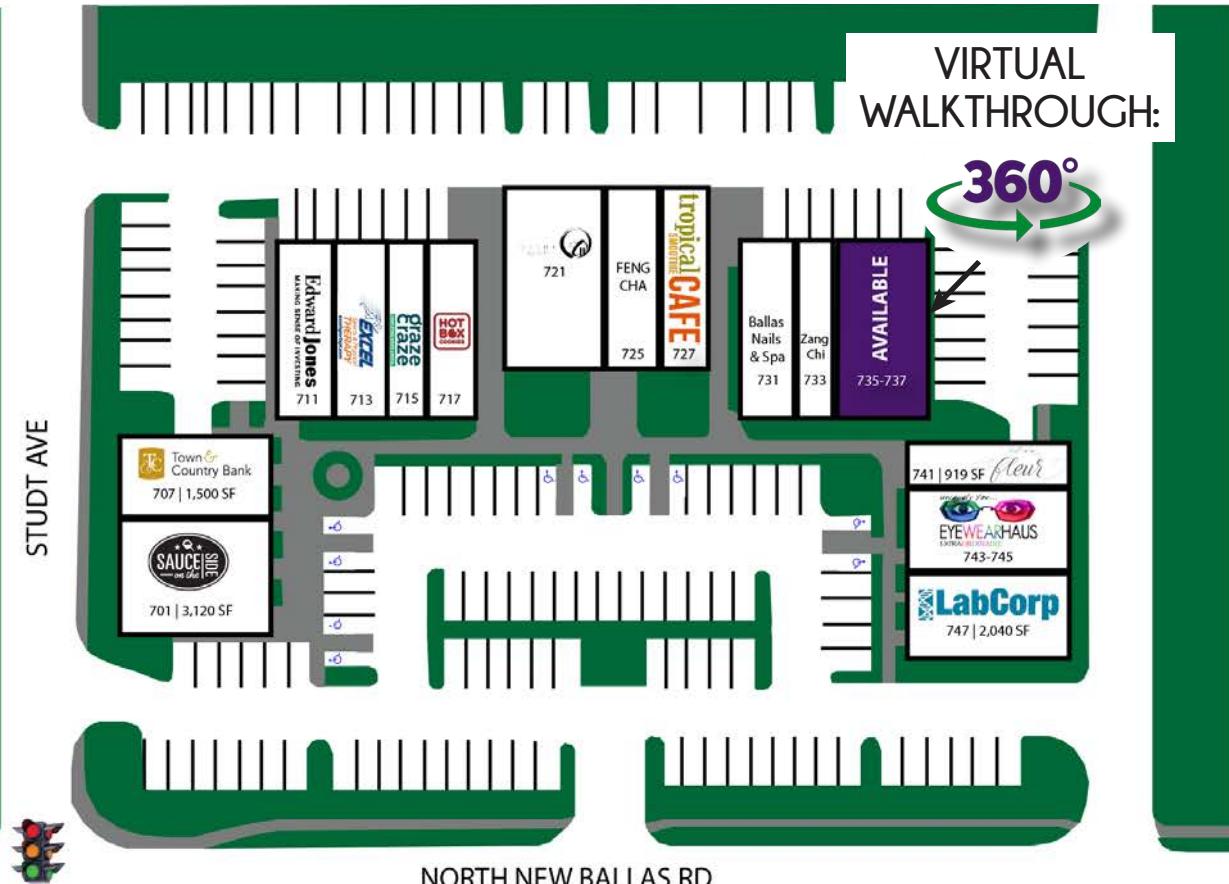
VIEW & DOWNLOAD:
PLACER.AI REPORT

DEMO REPORT

PLAZA SHOPS

SITE PLAN

<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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MARKET AERIAL

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