



**WELCOME
NEW TENANTS**



FENG CHA

Oishi Sashi

PLAZA SHOPS

747 N NEW BALLAS RD CREVE COEUR, MO 63141

UP TO 2,396 SF AVAILABLE NEAR THE INTERSECTION
OF OLIVE BLVD AND N NEW BALLAS RD

XTEAM
RETAIL ADVISORS

PLAZA SHOPS

DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

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314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

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GO TO:

SITE PLAN

PICTURES

MARKET AERIAL

VISIT METRICS

MAR 1st, 2022 - FEB 28th, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



177.9 K

VISITORS



72.2 K

VISIT FREQUENCY



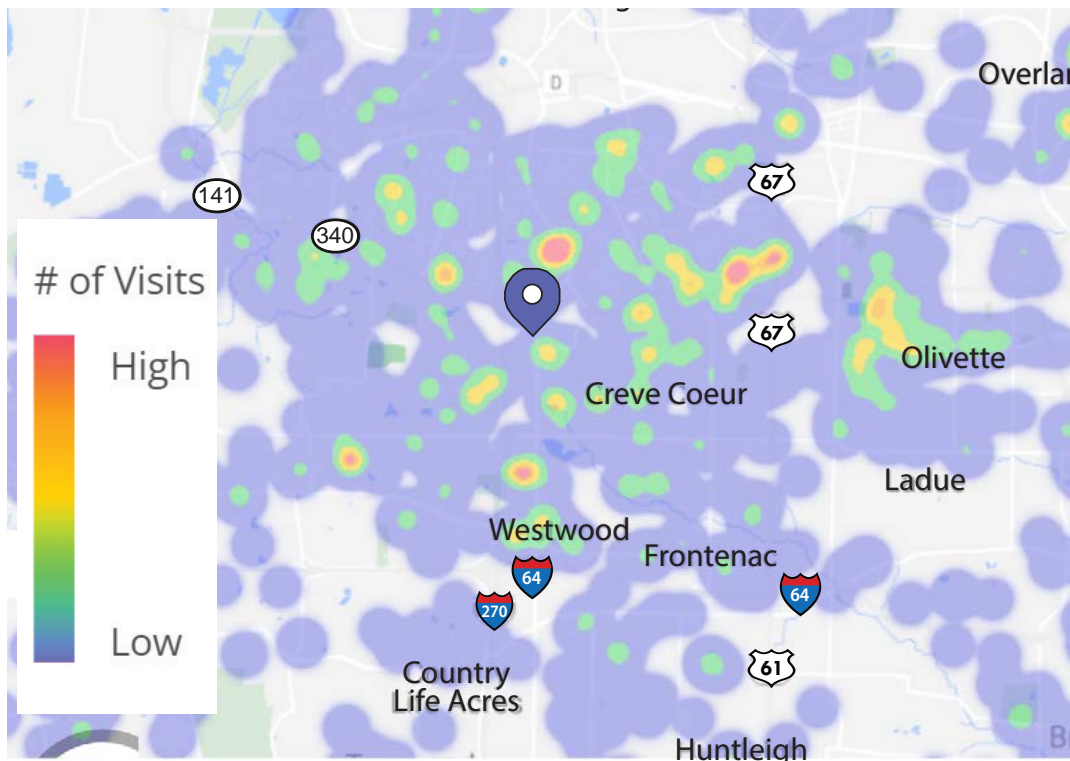
2.46

AVG. DWELL TIME






69 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		10,748	57,582	156,662
HOUSEHOLDS		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		4,783	25,700	66,301
AVG HH INCOME		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		\$136,689	\$124,711	\$123,023



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.

PLAZA SHOPS

SITE PLAN

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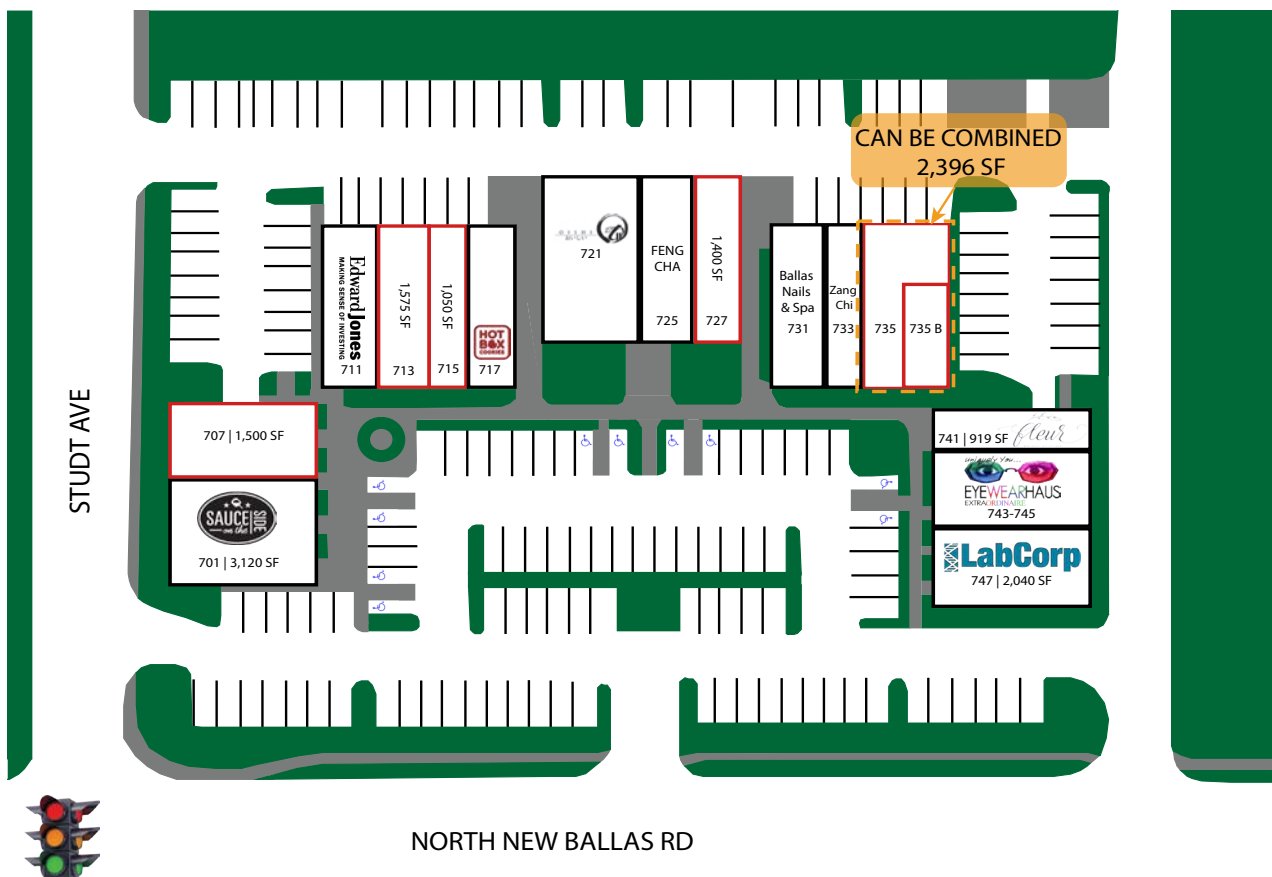
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SPACE	TENANT	SF
701	SAUCE ON THE SIDE	3,120
707	AVAILABLE	1,500
711	EDWARD JONES	1,560
713	AVAILABLE	1,575
715	AVAILABLE	1,050
717	HOT BOX COOKIES	1,400
721	OISHI SUSHI	2,800
725	FENG CHA	1,319
727	AVAILABLE	1,400
731	BALLAS NAILS & SPA	1,643
733	ZANG CHI	1,190
735	AVAILABLE	1,358
735 B	AVAILABLE	1,038
741	FLEUR BRIDAL	919
743-745	EYEWEARHAUS	2,100
747	LABCORP	2,040



- EASY ACCESS FROM I-270, OLIVE BLVD AND N. NEW BALLAS RD WITH GREAT STREET VISIBILITY FROM N. NEW BALLAS RD
- 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 202,000 VPD
- 4.9 MILLION SF OF OFFICE SPACE IN THE CREVE COEUR SUBMARKET

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ZOOM AERIAL

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MARKET AERIAL

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