



## SHOPPES AT HAWK RIDGE

6295 RONALD REAGAN DR. LAKE ST. LOUIS, MO 63367

JUNIOR BOX DEVELOPMENT IN EVER-EXPANDING  
LAKE ST. LOUIS





# SHOPPES AT HAWK RIDGE

## DEMOGRAPHICS

PLEASE CONTACT:

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

L<sup>3</sup> CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET

GO TO:

SITE PLAN

ZOOM AERIAL

MARKET AERIAL

VISIT METRICS SEP 1<sup>st</sup>, 2022 - AUG 31<sup>st</sup>, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



4.4 M

VISITORS



566.8 K

VISIT FREQUENCY



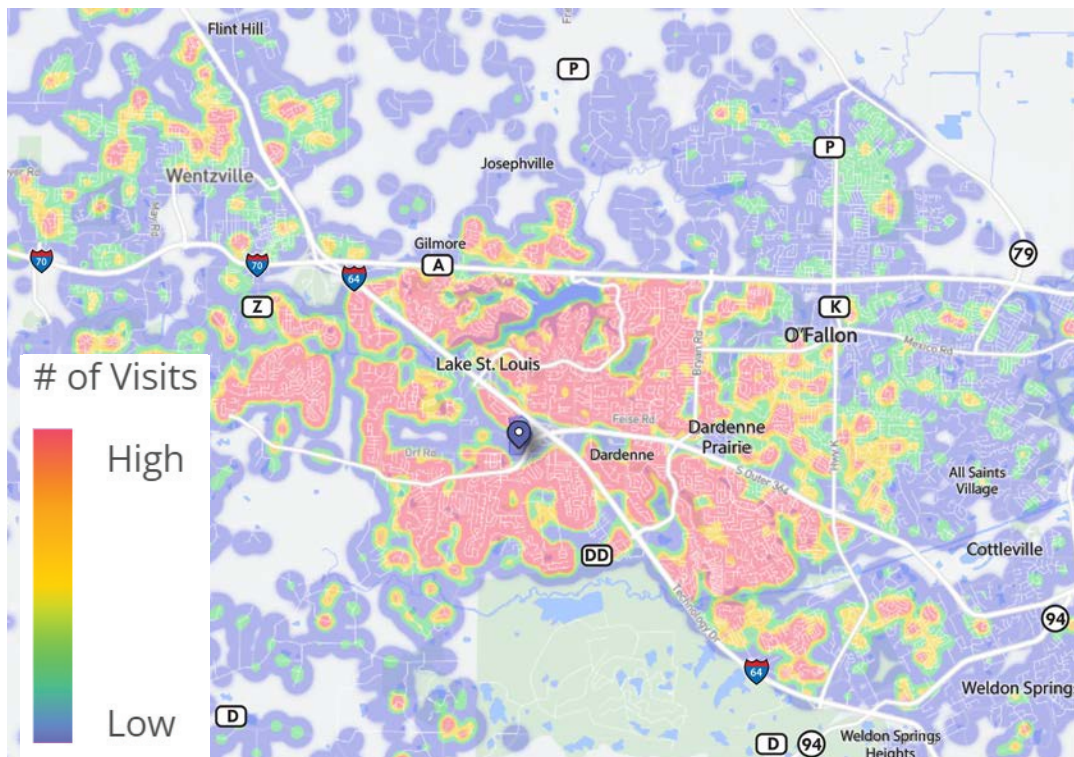
7.76

AVG. DWELL TIME






51 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

| POPULATION    |    | <u>3 MILE</u> | <u>5 MILES</u> | <u>10 MILES</u> |
|---------------|---|---------------|----------------|-----------------|
|               |   | 50,050        | 114,846        | 272,268         |
| HOUSEHOLDS    |   | <u>3 MILE</u> | <u>5 MILES</u> | <u>10 MILES</u> |
|               |   | 18,432        | 41,096         | 97,089          |
| AVG HH INCOME |  | <u>3 MILE</u> | <u>5 MILES</u> | <u>10 MILES</u> |
|               |   | \$119,106     | \$115,847      | \$112,944       |



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.

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## SITE PLAN

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- PROPOSED JUNIOR BOX DEVELOPMENT WITHIN POWER CENTER FEATURING WALMART, LOWE'S, TJ MAXX & DIERBERGS
- LAKE ST. LOUIS IS A RAPIDLY EXPANDING SUB-MARKET IN ST. CHARLES COUNTY
- EASY ACCESS FROM INTERSTATE 64 AND HIGHWAY 364 WITH STRONG DEMOGRAPHICS AND TRAFFIC COUNTS
- MULTIPLE LAYOUTS AVAILABLE FOR DIFFERENT SIZED USERS
- BUILD TO SUIT OPTIONS AVAILABLE UP TO 30,000 SF
- CALL BROKER FOR DETAILS





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## ZOOM AERIAL

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## MARKET AERIAL

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