

PLEASE CONTACT:

L³ CORPORATION KYLE STEINER

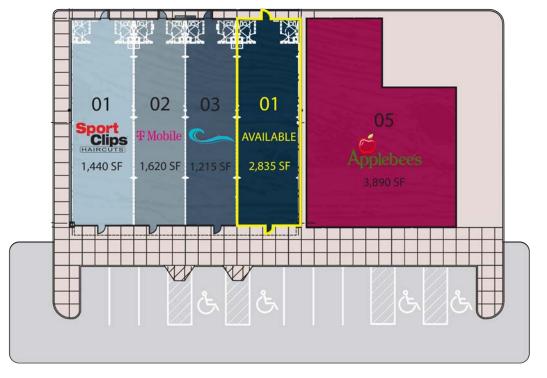
> 314.282.9835 (DIRECT) 314.313.6323 (MOBILE) KYLE@L3CORP.NET

SITE PLAN & DEMOGRAPHICS

- SHADOW ANCHORED BY TOP RANKED WALMART WITH OVER 2.7 MILLION VISITORS A YEAR
- 2,835 SQUARE FEET AVAILABLE
- ESTABLISHED NATIONAL RETAILERS FUELING TRAFFIC TO THE CENTER
- POSITIONED ON A FULLY SIGNALIZED DRIVE LANE ALONG VAUGHN RD, A KEY ACCESS POINT IN WOOD RIVER'S PREMIER RETAIL CORRIDOR NEAR I-255
- · CALL BROKER FOR DETAILS

POPULATION ANALYSIS

POPULATION	2	3 MILE 29,100	<u>5 MILES</u> 50,793	10 MILES 158,281
HOUSEHOLDS		3 MILE 12,561	<u>5 MILES</u> 221,699	10 MILES 64,231
AVG HH INCOME		3 MILE \$79,502	<u>5 MILES</u> \$78,499	10 MILES \$94,380



<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>	SPACE	<u>TENANT</u>	<u>SF</u>
01	SPORT CLIPS	1,440 SF	04	AVAILABLE	2,835 SF
02	T-MOBILE	1,620 SF	05	APPLEBEE'S	3,890 SF
03	RIVER NAILS & SPA	1,2156 SF		TOTAL	11,180 SF



VIEW & DOWNLOAD:

DEMO REPORT

PLAZA WOOD RIVER

AERIAL

PLEASE CONTACT:

L³ CORPORATION KYLE STEINER

314.282.9835 (DIRECT) 314.313.6323 (MOBILE) KYLE@L3CORP.NET





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.