



SHOPPES AT SEVEN OAKS

13645 BIG BEND RD. VALLEY PARK. MO 63122

1,188 SF, 1,840 & 2,626 SF AVAILABLE WITHIN SHOPPES AT SEVEN OAKS. A PREMIERE SHOPPING CENTER LOCATED AT THE CONFLUENCE OF TWO MAJOR THOROUGHFARES (BIG BEND ROAD AND DOUGHERTY FERRY ROAD). CARRYING A COMBINED 44,368 VEHICLES PER DAY.

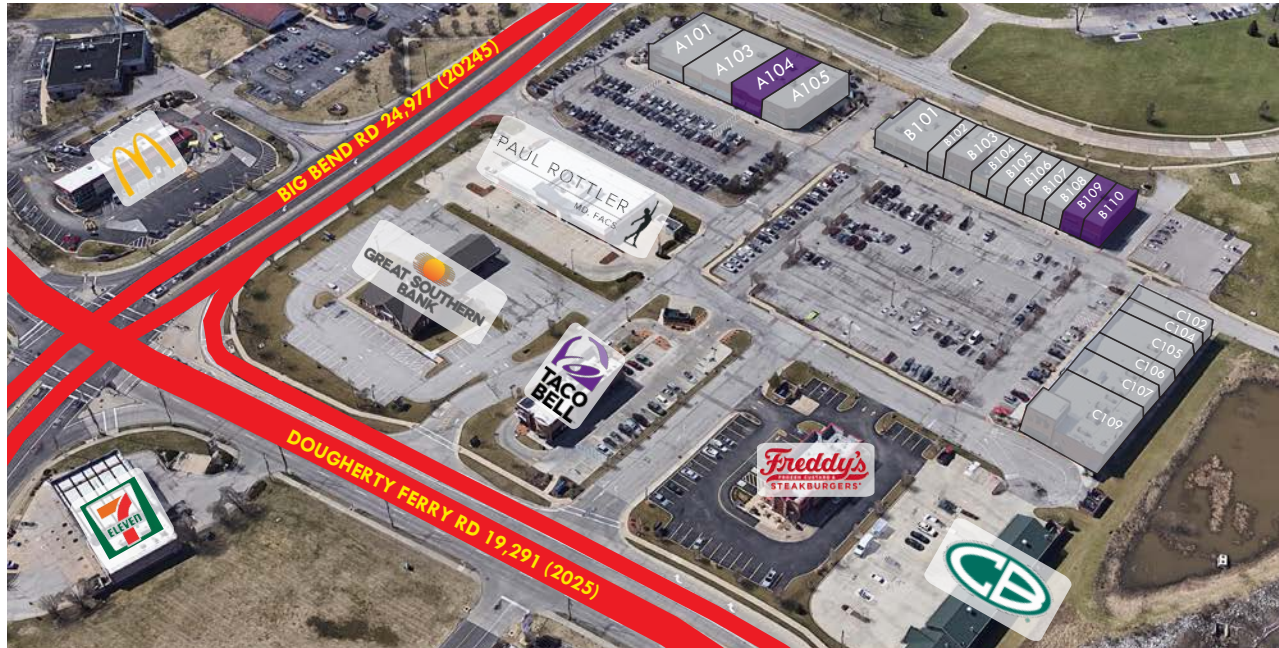
SHOPPES AT SEVEN OAKS

SITE PLAN




PLEASE CONTACT: **L³ CORPORATION**
HYLE STEINER
 314.282.9835 (DIRECT)
 314.313.6323 (MOBILE)
 HSTEINER@L3CORPORATION.COM

SPACE	TENANT	SF
A101	THE CORNER PUB & GRILL	4,387 SF
A103	BARREL BLENDS	7,700 SF
A104	AVAILABLE	2,626 SF
A105	THE SHACK	5,416 SF
B101	THE TAVERN KITCHEN & BAR	4,620 SF
B102	ALLOY PERSONAL TRAINING	1,500 SF
B103	NEUSTAEDTER'S FINE JEWELRY	2,250 SF
B104	SWEETIE CUP	1,524 SF
B105	LEGACY PHYSICAL THERAPY	1,500 SF
B106	MOONLIGHT MASSAGE	1,500 SF
B107	CEE CEE NAILS	1,524 SF
B108	SALON JOY	1,500 SF
B109	AVAILABLE	1,188 SF
B110	AVAILABLE	1,840 SF
C102	ARCH ANIMAL HOSPITAL	3,426 SF
C104	OG HOSPITALITY	1,700 SF
C105	HAIR THEATER SALON	2,500 SF
C107	GREEN LIGHT LAUNDRY	1,050 SF
C109	DALIE'S SMOKEHOUSE	3,800 SF

TOTAL 51,551



POPULATION ANALYSIS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		9,972	62,671	162,565
HOUSEHOLDS		4,509	25,387	64,157
AVG HH INCOME		\$101,040	\$120,015	\$134,313

- JOIN RESTAURANTS SUCH AS THE CORNER PUB & GRILL, DALIE'S SMOKEHOUSE AND THE SHACK
- NNN EXPENSES: \$7.97/SF (2022)
- AVERAGE HOUSEHOLD INCOME OF \$120,015 WITHIN THREE MILES OF PROPERTY
- 162,565 IN POPULATION WITHIN FIVE MILES OF PROPERTY

VIEW & DOWNLOAD:

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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ZOOM AERIAL

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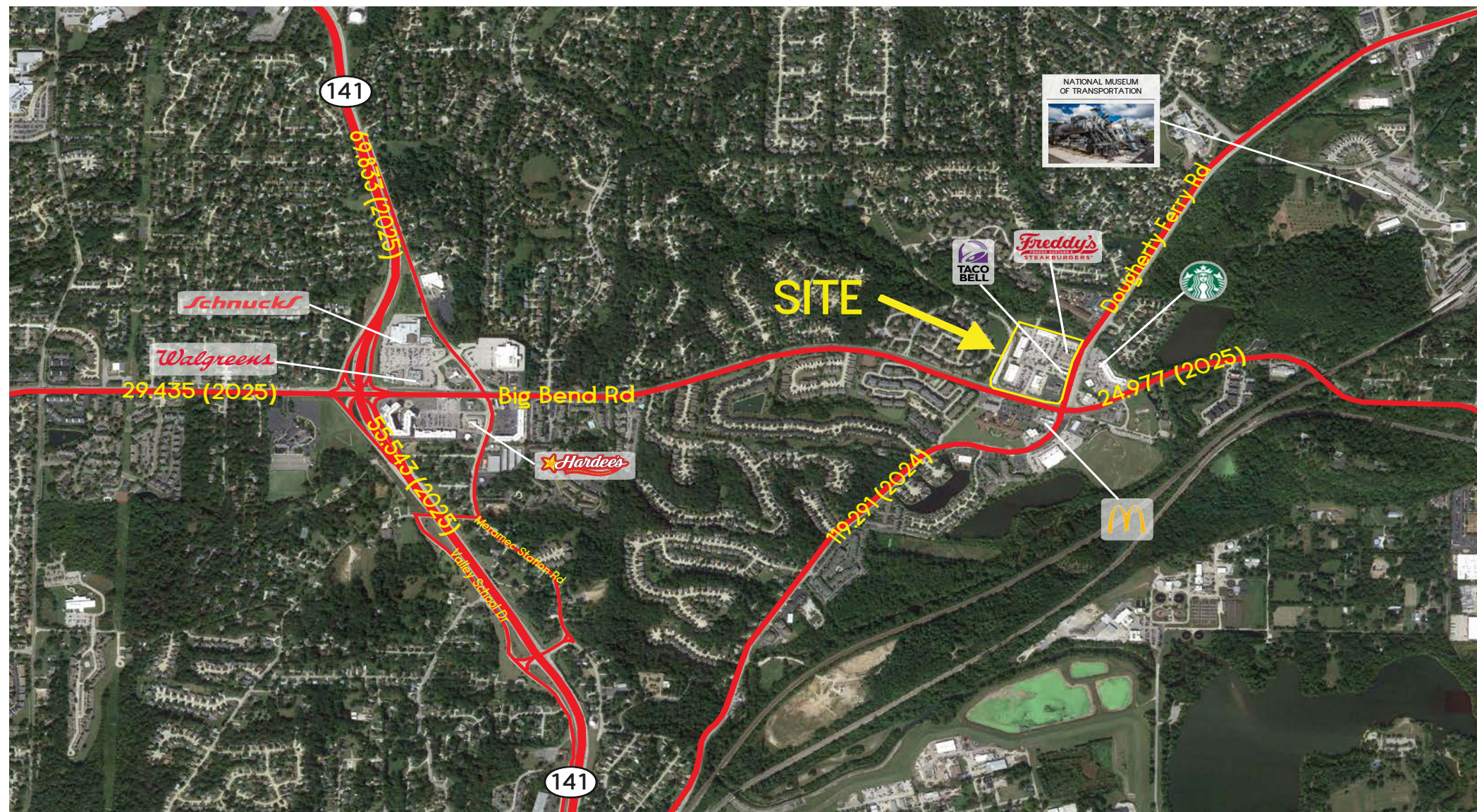
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