

TOWN + COUNTRY CROSSING

1000-1268 TOWN + COUNTRY CROSSING DR

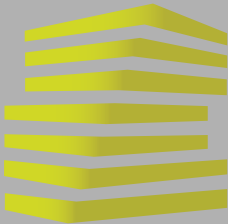
TOWN + COUNTRY, MO

 **KIMCO**
REALTY



LOCATION.
commercial real estate

1,420 SF FORMER RESTAURANT AVAILABLE



TOWN + COUNTRY CROSSING

NEIGHBORHOOD VIBE

JOE LODES

314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

BILL SIEMS

314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
Bill@LocationCRE.com

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com



INCOME MAP

TRADE AREA OVERVIEW

Town & Country, in West St. Louis County, has the highest median income of any city in Missouri with a population over 10,000 and one of the highest median incomes in the United States. Town & Country was ranked the #1 Safest Place in Missouri by movoto.com and is home to the headquarters of a variety of companies.

Bellerive Country Club has been located in Town & Country since 1960, previously hosting the U.S. Open, Mid-Amateur Championship, PGA Championship, U.S. Senior Open, BMW Championship and Senior PGA Championship. The site is tapped to host the 100th PGA Championship in August 2018. Also located in Town & Country is Missouri Baptist Medical Center, part of BJC Healthcare and a 489-bed acute care hospital. The hospital is listed as one of the Best Regional Hospitals by U.S. News & World Report, and was named among the nation's 100 Top Hospitals by Thomson Reuters in 2009, 2010 and 2011.

Maryville University is a private coed university located in Town & Country with an enrollment of over 5,000 and offers more than 75 degrees at the undergraduate, masters and doctoral levels. In 2012, Maryville was named the #1 Overperforming University in the Nation by U.S. News & World Report. Town & Country is home to a plethora of private high schools including Principia, Visitation Academy, Christian Brothers College (CBC) and Westminster Christian Academy. Students attending public school are served by the Parkway, Rockwood, Kirkwood and Ladue School Districts.

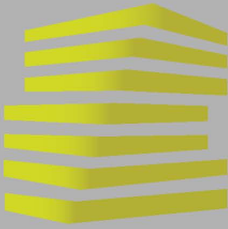
DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	9,249	64,515	174,782
HOUSEHOLDS	3,657	25,146	70,110
EMPLOYEES	2,717	40,217	105,859
MED HH INCOME	\$203,196	\$197,991	\$195,973

AREA RETAIL | RESTAURANTS



www.LocationCRE.com



TOWN + COUNTRY CROSSING

SITE PLAN

JOE LODES

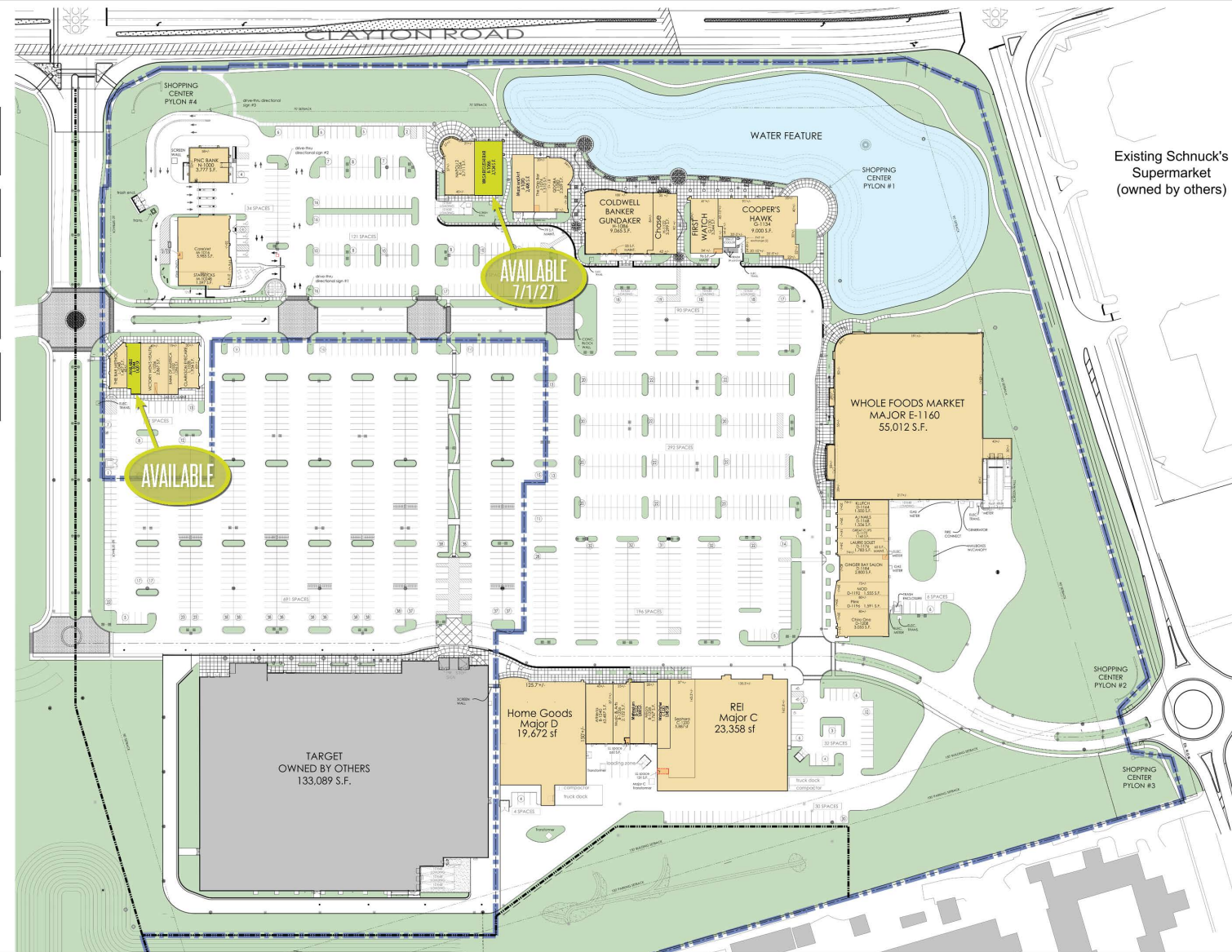
314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

BILL SIEMS

314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
Bill@LocationCRE.com

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com



Existing Schnuck's Supermarket (owned by others)

Suite	Tenant	SF
MAJOR C	REI	23,358
MAJOR D	Home Goods	19,672
MAJ E-1160	Whole Foods Market	55,012
B1228	Milan Laser	1,685
B1232	Mathnasium	1,800
B1236	Face Foundrie	2,122
B1240	Athleta	3,425
C1200	Sephora	5,887
C1220	Warby Parker	1,845
D1164	Klutch	1,500
D1168	AJ Nails	1,556
D1172	Great Clips	1,160
D1176	Laurie Solet	1,783
D1184	Ginger Bay Salon & Spa	2,800
D1192	Mod On Trend	1,555
D1196	PLNK	1,591
D1208	Chiro One	3,055
G1130	First Watch	3,344
G1134	Cooper's Hawk Winery & Restaurant	9,000
H1086	Coldwell Banker Gundaker	9,065
H1122	Chase Bank	3,229
J1070	Music and Art	2,495
J1074	DRIPBaR	1,510
J1082	Qdoba Mexican Grill	2,509
K1054	Napoli 2	3,711
K1066	Wasabi Sushi Bar (AVAILABLE 7/1/27)	3,124
L1028	Clarkson Eyecare	1,934
L1032	Everbowl	1,096
L1036	Victory Men's Health	2,867
L1044	AVAILABLE	1,420
L1048	The Bar Method	1,407
M1016	Veterinarian	5,984
M1024B	Starbucks	1,597
OLN1000	PNC Bank	3,777



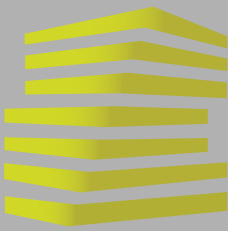
LOCATION. commercial real estate

KIMCO REALTY



www.LocationCRE.com

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.



TOWN + COUNTRY CROSSING

PHOTOS

JOE LODES

314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

BILL SIEMS

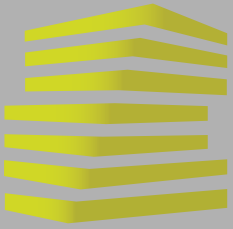
314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
Bill@LocationCRE.com

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com



- **1,420 SF FORMER RESTAURANT AVAILABLE**
- **323,365 SF POWER CENTER STRATEGICALLY SITUATED WEST OF THE INTERSECTION OF HIGHWAY 141 AND CLAYTON ROAD**
- **ANCHORED BY TARGET, WHOLE FOODS, REI, AND HOMEGOODS**
- **SURROUNDED BY ONE OF THE MOST AFFLUENT SUBURBS IN ST. LOUIS MSA**
- **DIRECT ACCESS FROM HIGHWAY 141**
- **CONTACT BROKER FOR PRICING**



TOWN + COUNTRY CROSSING

ZOOM AERIAL

JOE LODES

314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

BILL SIEMS

314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
Bill@LocationCRE.com

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

