

### 2025 DEMOGRAPHICS

3 Mile | 5 Miles | 7 Miles



#### Population

57,053 | 119,649 | 203,419



#### Daytime Population

29,367 | 65,616 | 109,945



#### Median Household Income

\$132,337 | \$123,322 | \$121,357

## FOR SALE OR LEASE

Shoppes at Hawk Ridge | I-64 & Highway 364 | Lake St. Louis, Missouri 63367

Inline Space: 4,372 SF | Land: 1.44 - 2.61 AC

Call for Details

### PROPERTY DETAILS

Easy access to/from Interstate 64

Build-to-suit locations available

Restaurant pads available

Strong demographics

Fast-growing retail destination

I-64: 75,542 VPD | Highway N: 21,202 VPD

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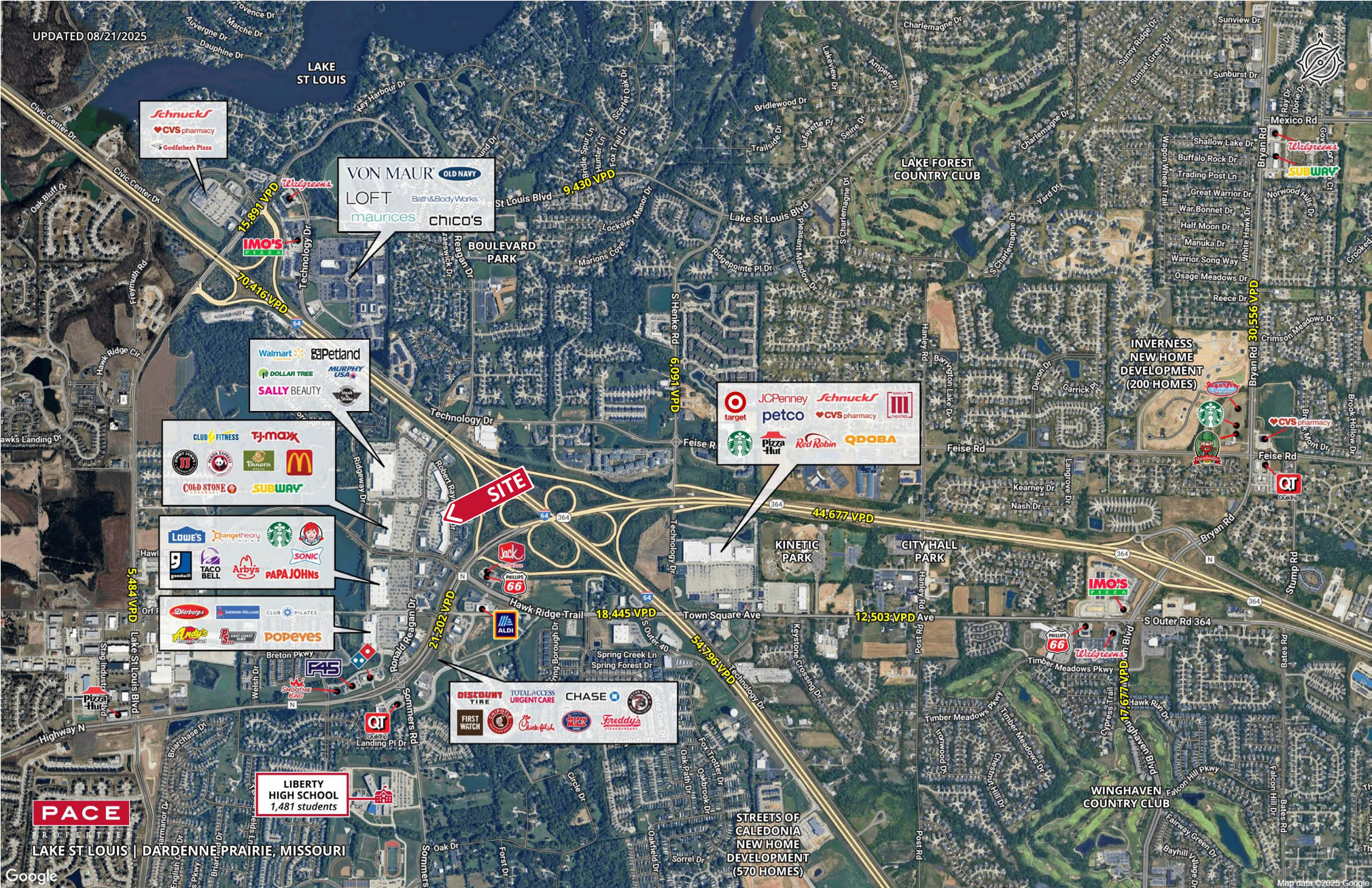
[pwillett@paceproperties.com](mailto:pwillett@paceproperties.com)

[PACEPROPERTIES.COM](http://PACEPROPERTIES.COM) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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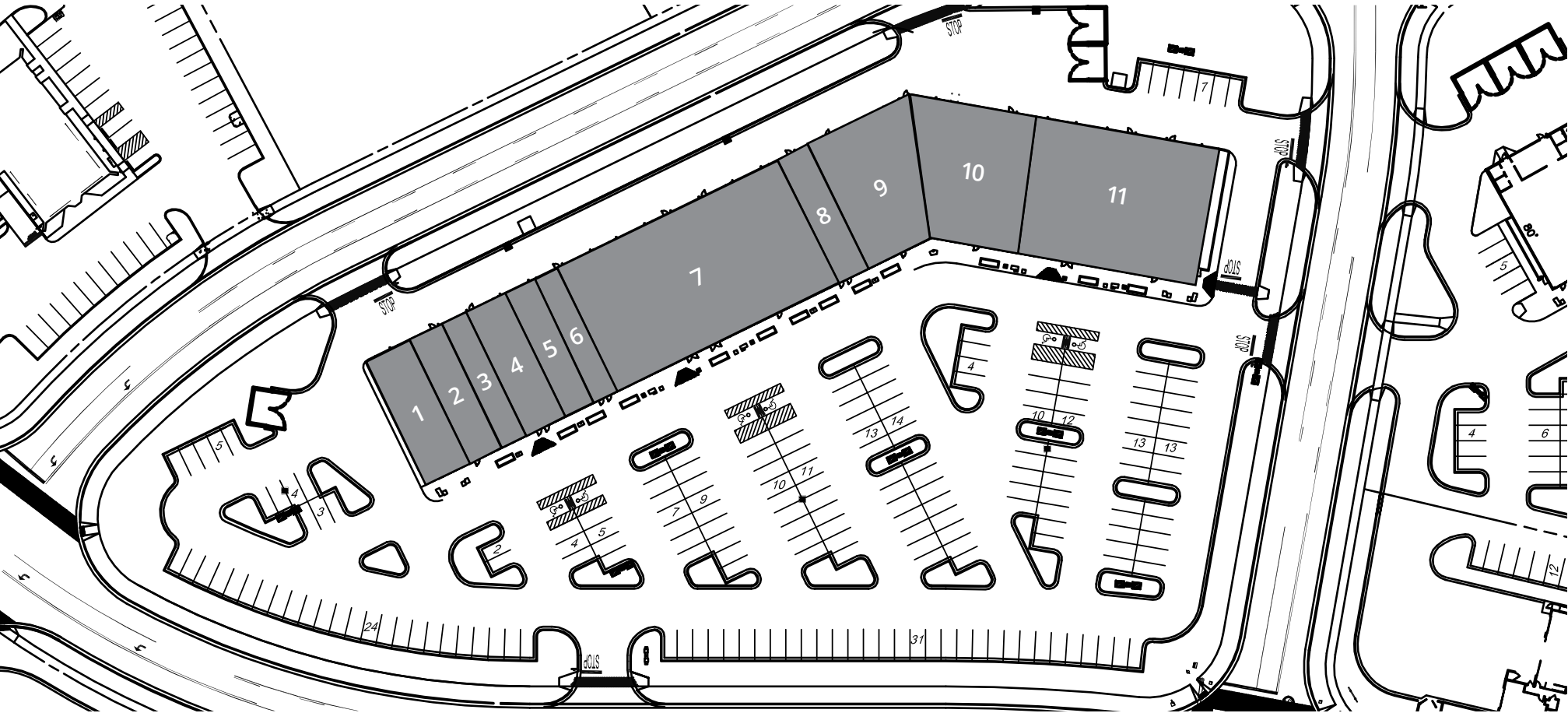
# Trade Area Aerial



# Site Plan



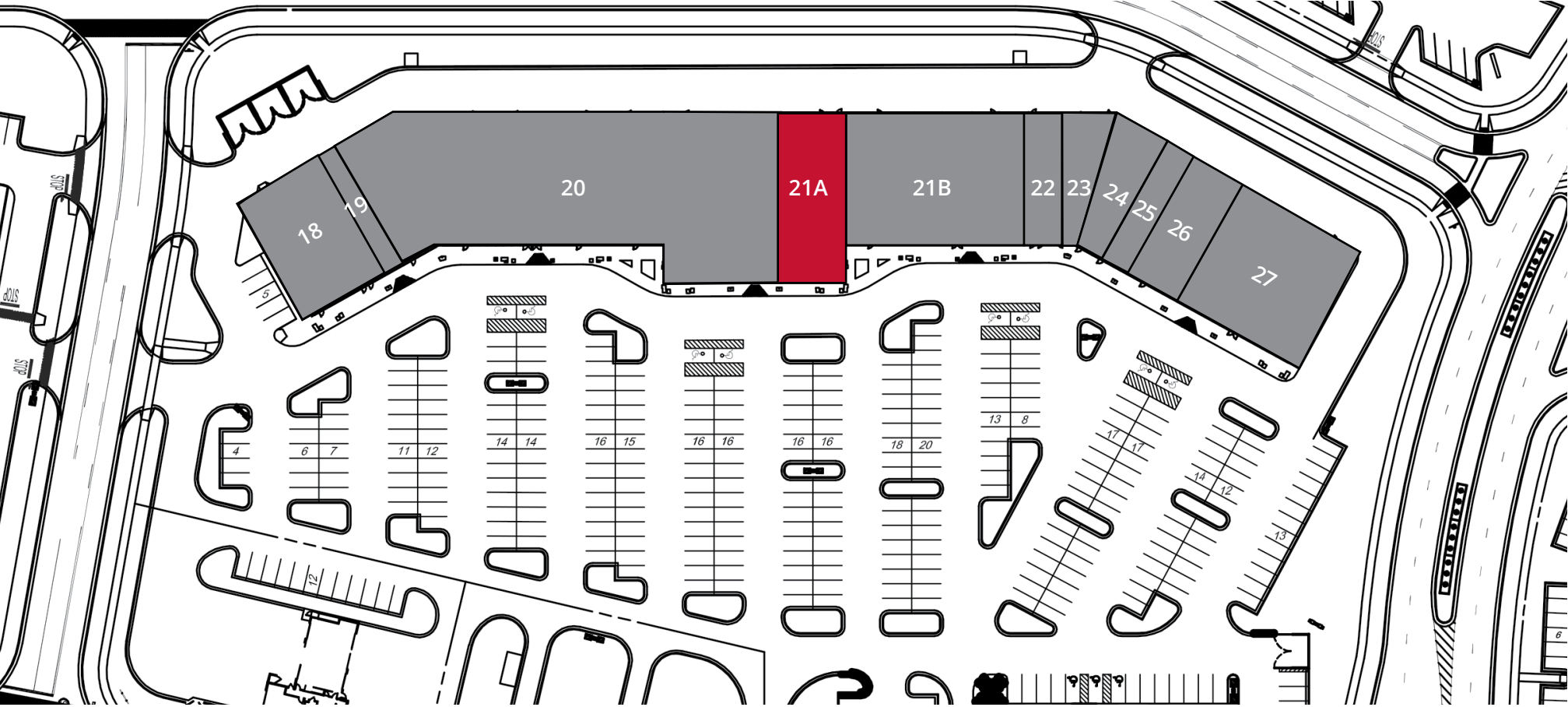
# Building A



Space	Status	SF
1	Massage Luxe	2,400
2	NEUAGE Health + Wellness	1,600
3	Verizon	1,200
4	DeForest Dental	2,000
5	Sally Beauty Supply	1,600
6	Vapor World	1,600
7	Dollar Tree	10,400
8	AV Nails	1,600
9	El Maguey	4,112
10	Village Cafe	4,668
11	Petland	8,800



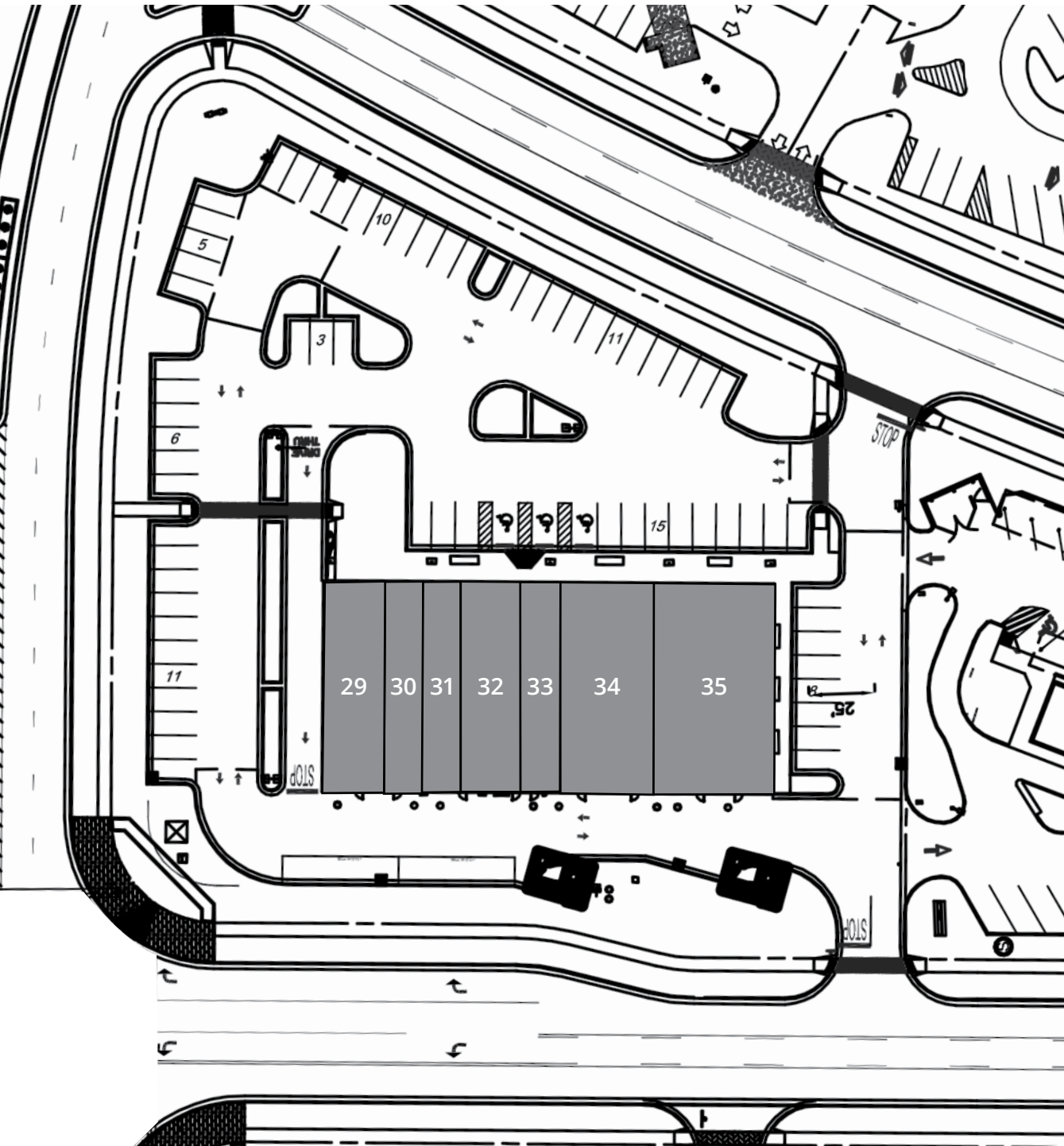
# Building B



Space	Status	SF
18	Barefoot Floors	4,000
19	Tans 2 Glo	1,280
20	LittleBits Gym	21,027
<b>21A</b>	<b>AVAILABLE</b>	<b>4,372</b>
21B	Joey B's	8,453
22	Subway	2,000
23	Mathnasium	1,631
24	Nail Salon	1,909
25	Title Max	1,600
26	BJC Medical Group	2,800
27	BJC Medical Group	6,800



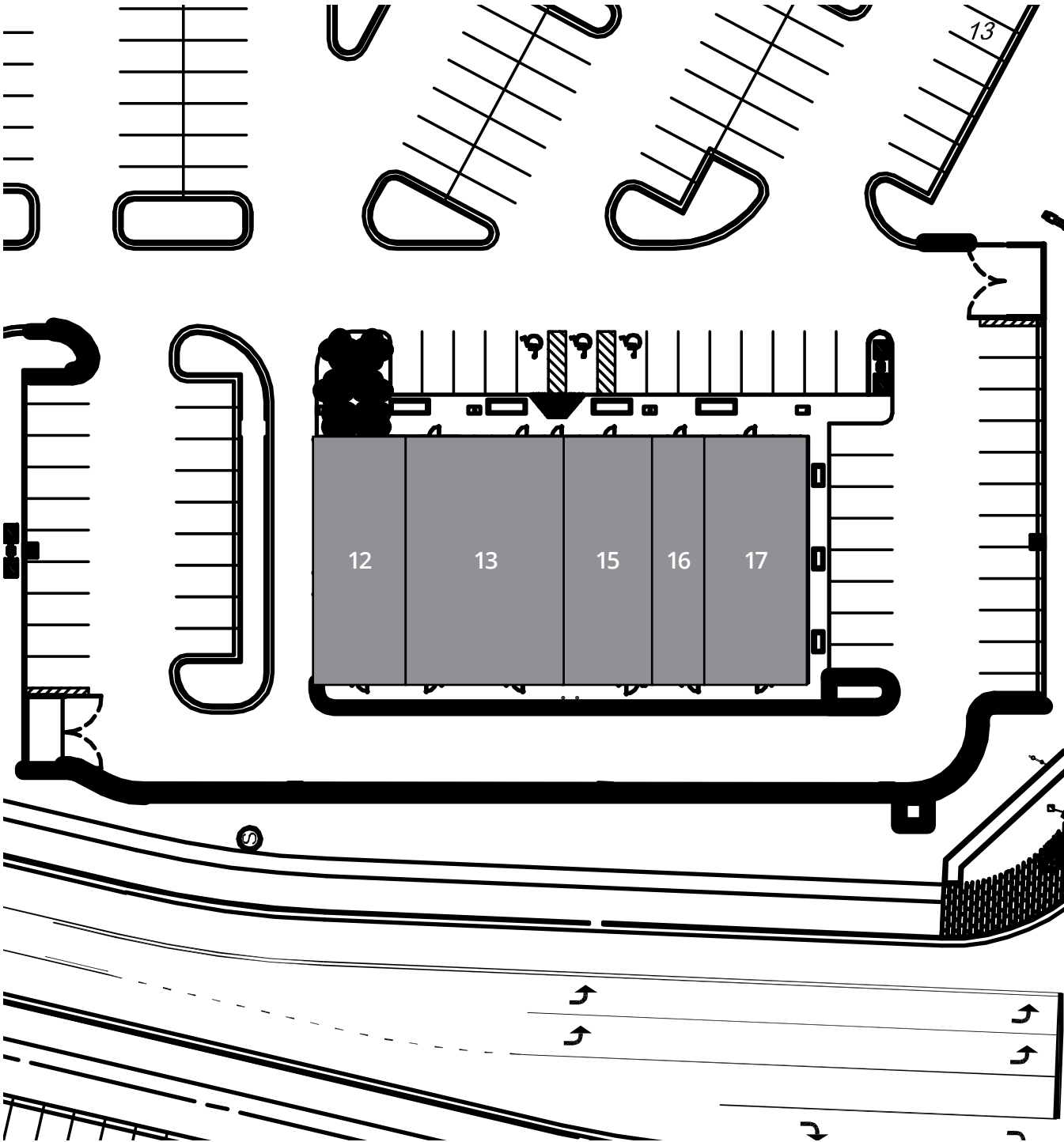
# Building H



Space	Status	SF
29	Starbucks	1,750
30	Papa John's	1,450
31	AT&T	1,600
32	Clarkson Eyecare	1,947
33	Sharkey's Cuts for Kids	1,280
34	Athletico	2,406
35	Orange Theory Fitness	3,114



# Building J



Space	Status	SF
12	Coldstone Creamery	1,750
13	The Chop & Barrel	1,750
15	Fast Signs	1,697
16	Great Clips	1,050
17	Jimmy John's	2,100



