

An aerial photograph of the Loughborough Plaza Shopping Center. The image shows a large, single-story commercial building with a white roof and blue accents. The building has several storefronts, including a 'Pizza Hut' and a 'McDonald's'. A large parking lot is in front of the building, with several cars and a delivery truck parked. The surrounding area includes residential houses and trees. A red semi-transparent banner is overlaid on the bottom left of the image, containing the text 'LOUGHBOROUGH PLAZA SHOPPING CENTER' in white.

**LOUGHBOROUGH PLAZA
SHOPPING CENTER**

JACK JUNKER

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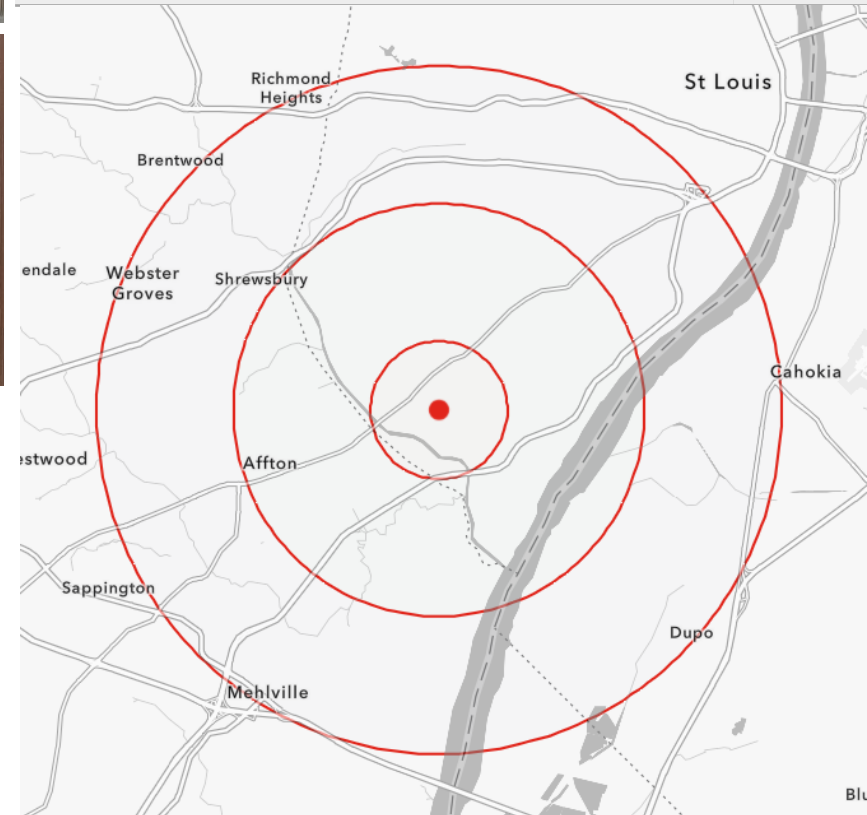
**4344 LOUGHBOROUGH AVENUE
ST. LOUIS, MO 63116
1,900-5,950 S.F. | \$12.00/S.F. N.N.N.**

PROPERTY INFORMATION



- **SAVE-A-LOT GROCERY-ANCHORED CENTER**
- **TURNKEY FORMER EDWARD JONES OFFICE SUITE ~1,900 SF**
- **WHITEBOXED RETAIL SUITE READY FOR IMMEDIATE TENANT FINISH ~1,950 SF**
- **FORMER MEDICAL SUITE WITH EXISTING BUILDOUT ~2,100 SF**
- **\$4.40 TRIPLE NETS**
- **PYLON SIGNAGE AVAILABLE**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		17,550	141,575	287,571
HOUSEHOLDS		8,982	68,805	140,139
AVERAGE HH INCOME		\$99,675	\$88,913	\$102,991



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SITE PLAN



SUITES

SUITE	SIZE	TENANT
4340	1,900 S.F.	AVAILABLE
4342	1,950 S.F.	AVAILABLE
4344	1,800 S.F.	PIZZA HUT
4346	2,100 S.F.	AVAILABLE
4348	2,200 S.F.	DISCOUNT SMOKE SHOP

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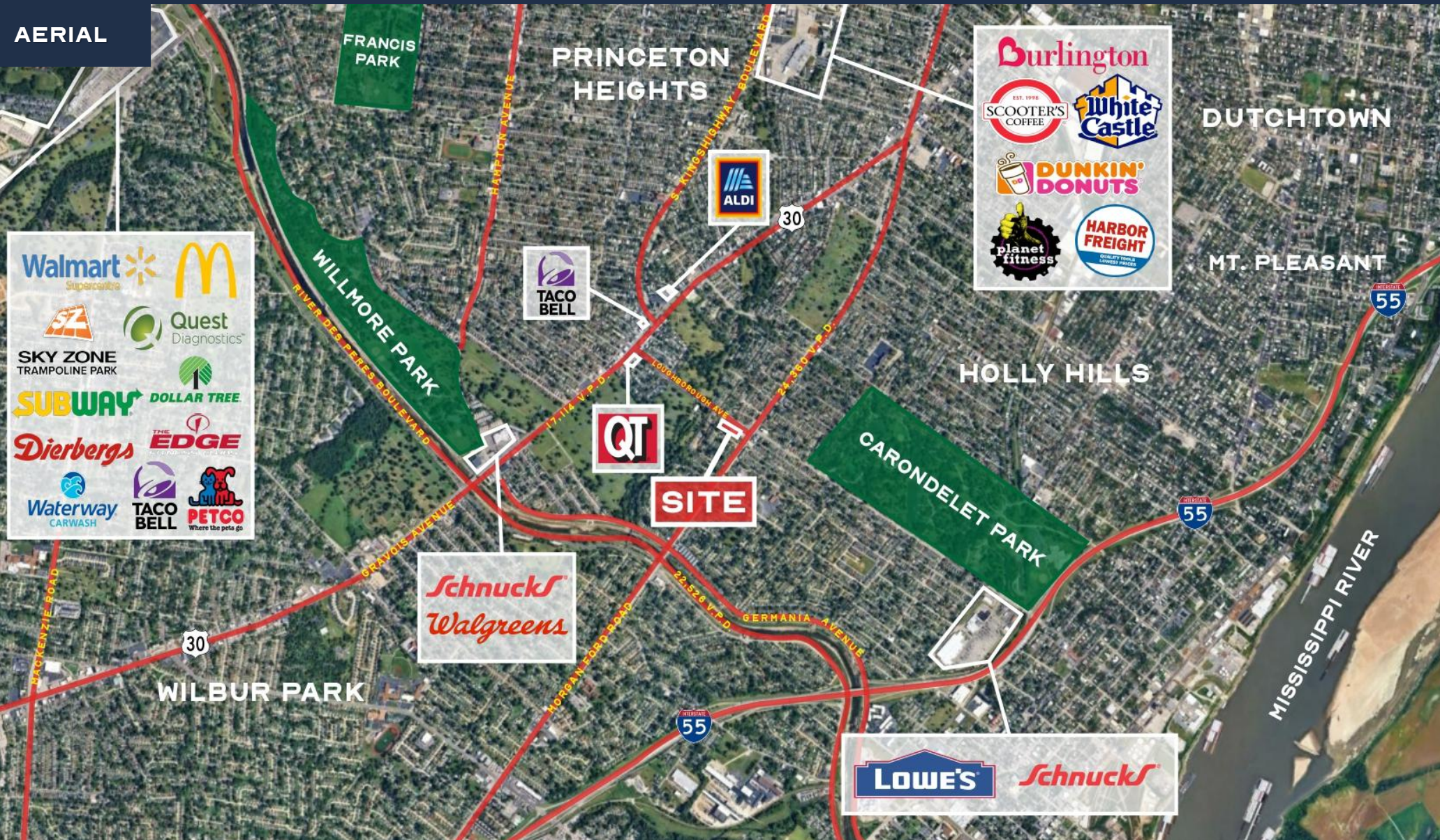
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AERIAL



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