



## SHOPPES AT SEVEN OAKS

13645 BIG BEND RD. VALLEY PARK. MO 63122

1,050 SF SUITE & 1,840 SF ENDCAP 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 41,777 VEHICLES PER DAY

# SHOPPES AT SEVEN OAKS

## DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

HYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

HYLE@L3CORP.NET

GO TO:

SITE PLAN

ZOOM AERIAL

MARKET AERIAL

## VISIT METRICS

DEC 1<sup>st</sup>, 2023 - NOV 30<sup>th</sup>, 2024 • DATA PROVIDED BY PLACER.

VISITS/YEAR



1.1 M

VISITORS



327.9 K

VISIT FREQUENCY



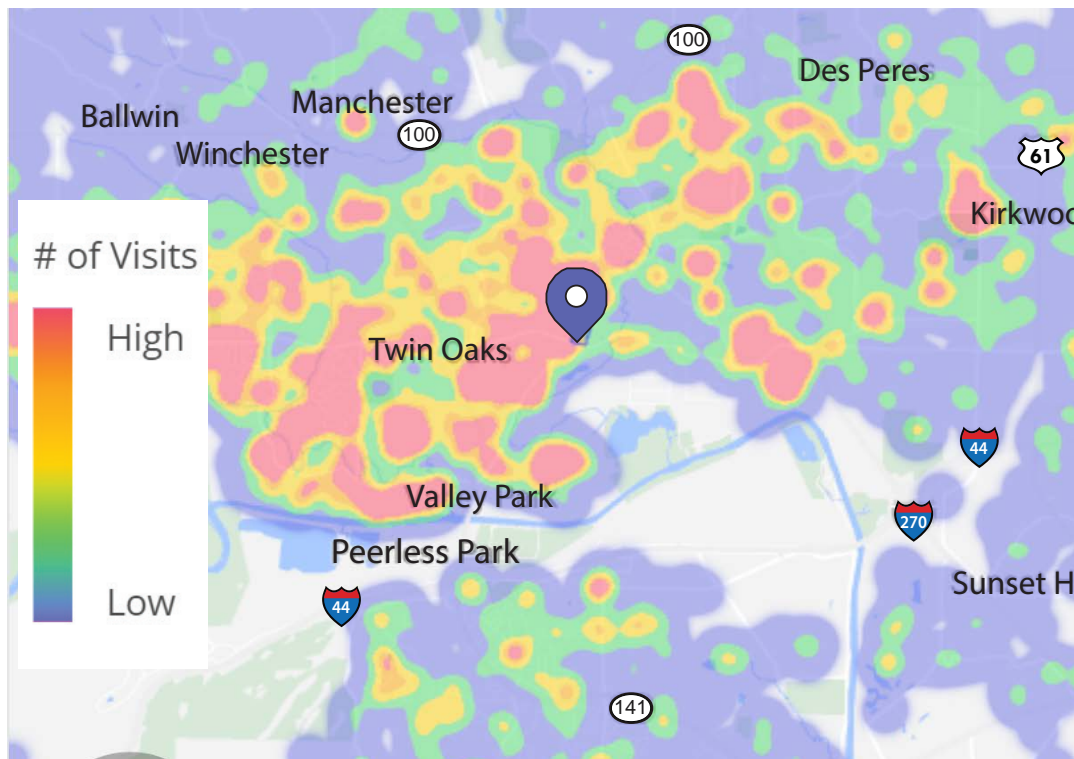
3.46

AVG. DWELL TIME



51 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

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



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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## SITE PLAN

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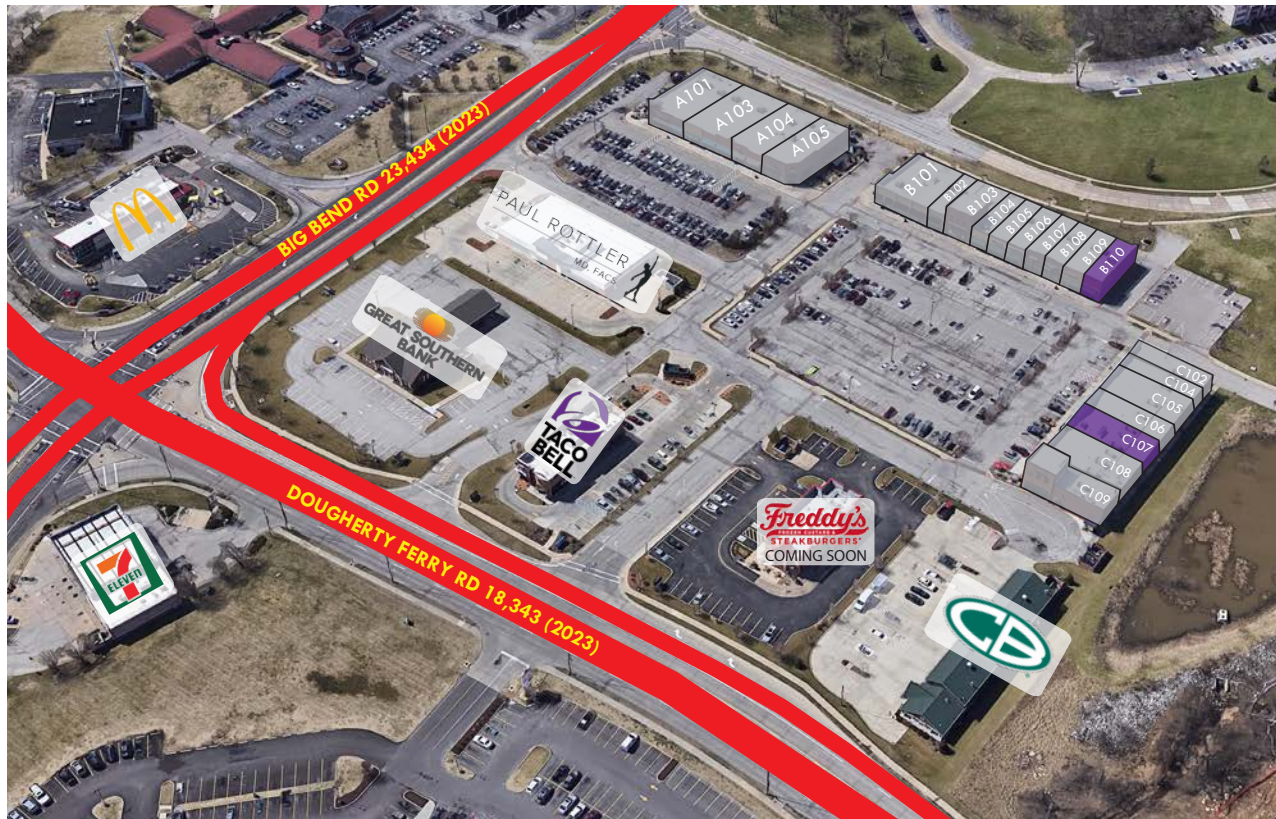
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SPACE	TENANT	SF
A101	THE CORNER PUB & GRILL	4,387 SF
A103	BARREL BLENDS	7,700 SF
A104	FIT N TAN	2,626 SF
A105	THE SHACK	5,416 SF
B101	THE TAVERN KITCHEN & BAR	4,620 SF
B102	ALLOY PERSONAL TRAINING	1,500 SF
B103	NEUSTAEDTER'S FINE JEWELRY	2,250 SF
B104	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	DETALLE	1,188 SF
<b>B110</b>	<b>AVAILABLE</b>	<b>1,840 SF</b>
C102	ARCH ANIMAL HOSPITAL	3,426 SF
C104	OG HOSPITALITY	1,700 SF
C105	HAIR THEATER SALON	2,500 SF
<b>C107</b>	<b>AVAILABLE</b>	<b>1,050 SF</b>
C108	GREEN LIGHT LAUNDRY	1,520 SF
C109	DALIE'S SMOKEHOUSE	2,280 SF
<b>TOTAL</b>		<b>51,551</b>



- 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



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## ZOOM AERIAL

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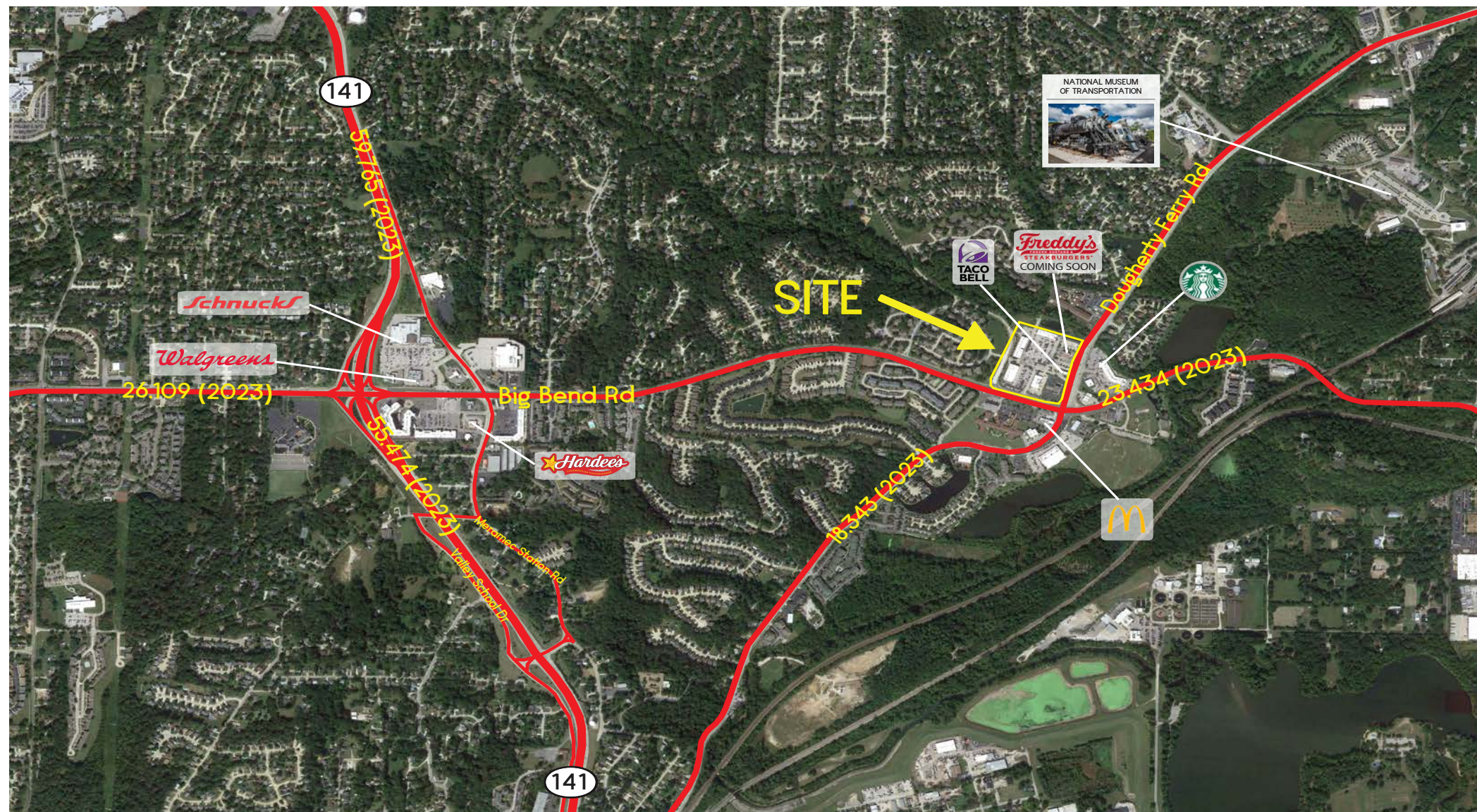
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