



# CAVE SPRINGS CROSSING

MEXICO RD ST. CHARLES, MO 63303

**FULLY LEASED!**



# CAVE SPRINGS CROSSING

## DEMOGRAPHICS

PLEASE CONTACT:

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L<sup>3</sup> CORPORATION

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GO TO:

SITE PLAN

ZOOM MARKET AERIAL

MARKET AERIAL

RETAIL RANKINGS

## VISIT METRICS

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

VISITS/YEAR



1.1 M

VISITORS



317.2 K

VISIT FREQUENCY



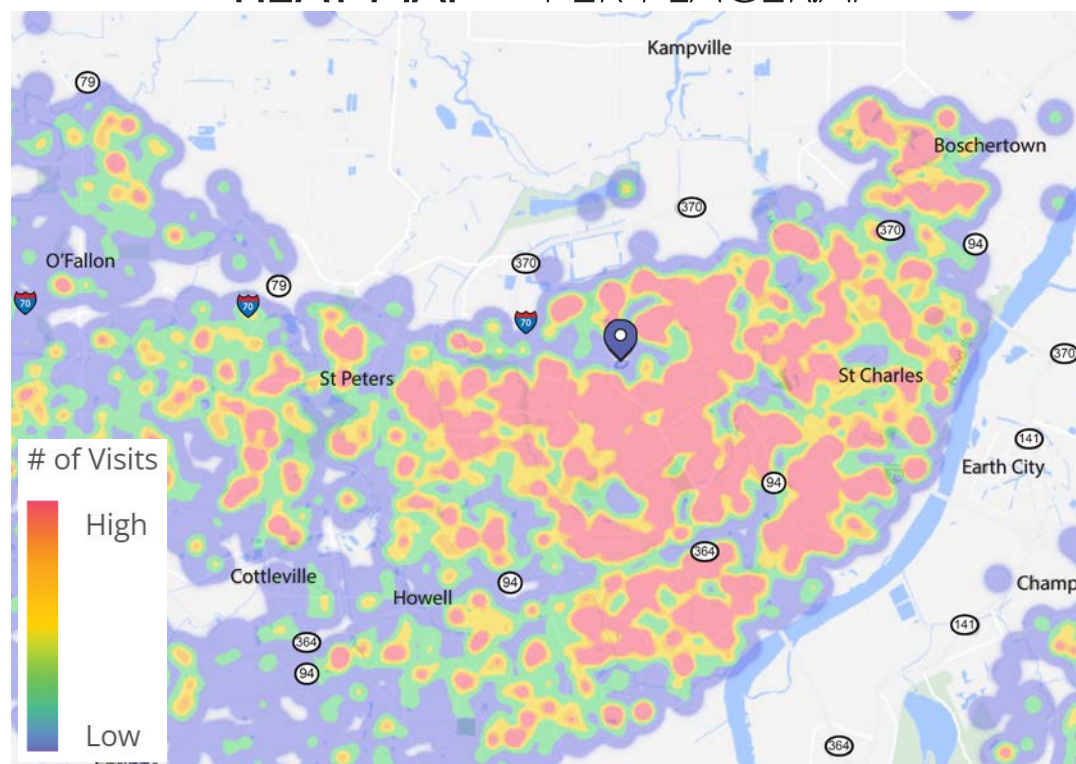
3.35

AVG. DWELL TIME



35 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

	1 MILE	3 MILES	5 MILES
POPULATION	8,849	73,836	171,461
HOUSEHOLDS	3,639	30,466	67,922
AVG HH INCOME	\$101,816	\$95,456	\$95,887



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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## SITE PLAN

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SPACE	TENANT	SF
3801	GOLDEN APPLE BUFFET	13,830 SF
3803	HARBOR FREIGHT TOOLS	15,000 SF
3805	HAWAII NAILS	1,606 SF
3813	FLEET FEET SPORTS	8,489 SF
3819	VB SELECTIONS	3,873 SF
3839	DOLLAR TREE	8,829 SF
3851	TJ MAXX	30,000 SF
3857	BEAUTY WORLD	12,670 SF
3865	AFFORDABLE DENTURES & IMPLANTS	3,120 SF
3867	SHOE CARNIVAL	10,000 SF
OUTLOT	WASHU SCHOOL OF MEDICINE	4,999 SF



- EXCELLENT VISIBILITY AND ACCESS TO MEXICO ROAD, MUEGGE ROAD AND CAVE SPRINGS ROAD
- EASY ACCESS TO I-70 CARRYING OVER 124,000 VPD
- ANCHOR TENANTS INCLUDE: T.J. MAXX, HARBOR FREIGHT, SHOE CARNIVAL AND DOLLAR TREE
- HOME DEPOT AND TARGET SHADOW ANCHORED CENTER WITH DIRECT ACCESS
- AMPLE AND CONVENIENT PARKING
- MULTIPLE PYLON'S ON BOTH MEXICO ROAD & OLD MUEGGE ROAD



Commercial  
Real Estate

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## ZOOM MARKET AERIAL

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## MARKET AERIAL

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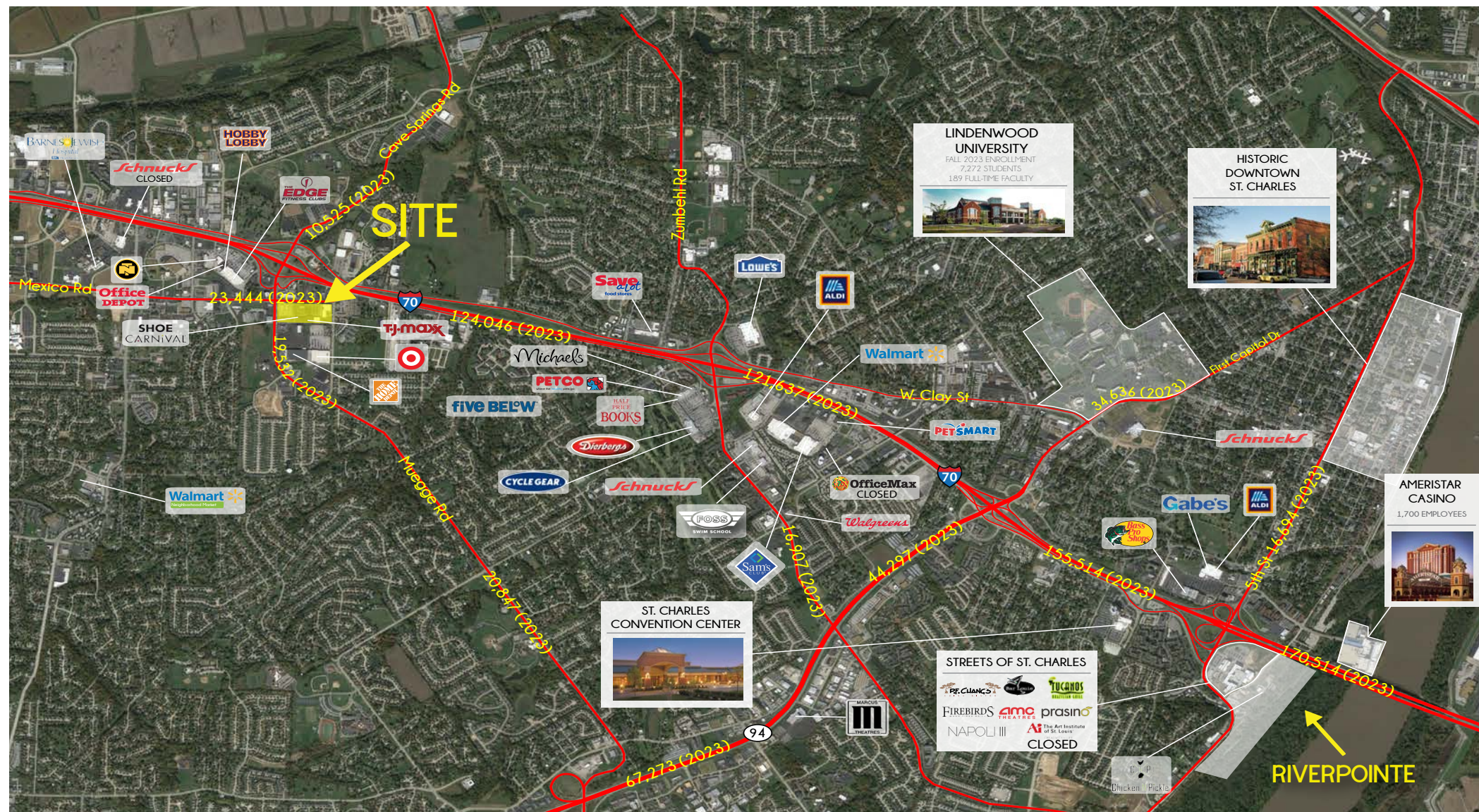
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## RETAILER RANKING

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RETAILER	RANK
	4/24
	6/30
	17/27
	15/34
	9/47
	14/21
	4/4
	13/17

RETAILER	RANK
	8/30
	13/30
	104/133
	7/17
	32/50
	10/34
	12/16
	12/121