



PLAZA SHOPS

701 - 747 N NEW BALLAS RD CREVE COEUR. MO 63141

2,396 SF ENDCAP REMAINING!



PLAZA SHOPS

DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

GO TO:

SITE PLAN

PICTURES

AERIAL

VISIT METRICS

SEPT 1st, 2023 - AUG 31st, 2024 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



248.6 K

VISITORS



118 K

VISIT FREQUENCY



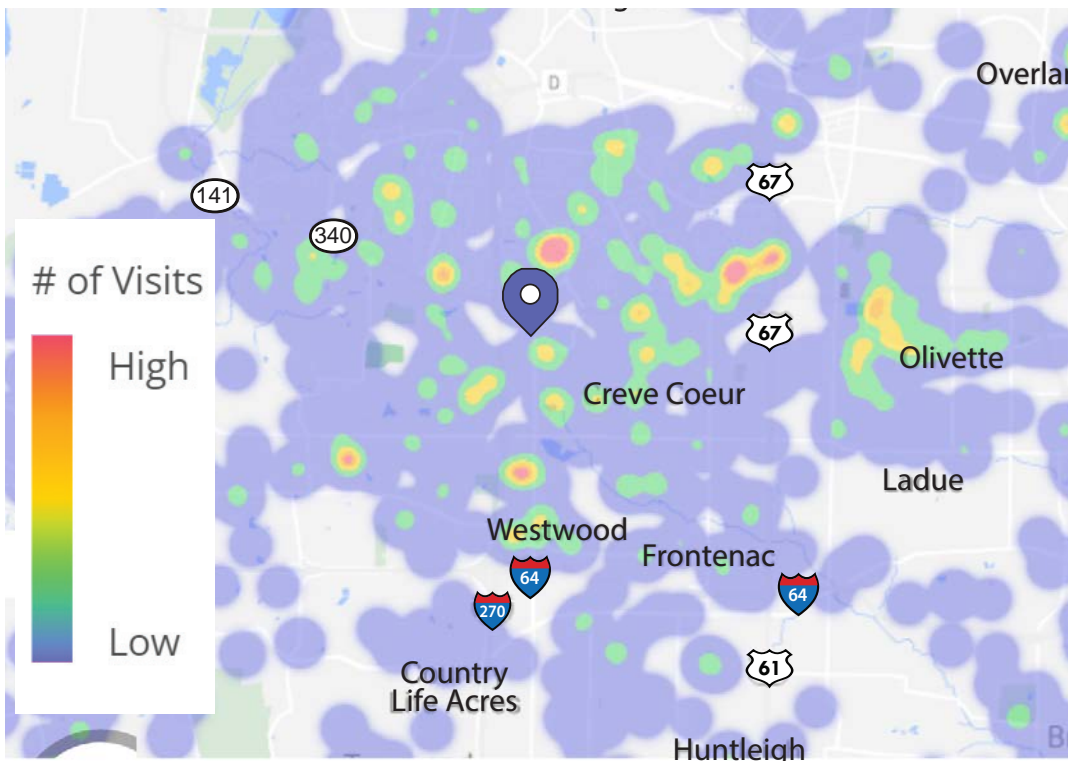
2.11

AVG. DWELL TIME



45 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

| | | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|---------------|--|---------------|----------------|----------------|
| POPULATION | | 10,905 | 59,246 | 160,204 |
| HOUSEHOLDS | | 4,953 | 26,114 | 66,682 |
| AVG HH INCOME | | \$136,347 | \$133,384 | \$131,181 |



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

PLAZA SHOPS

SITE PLAN

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L³ CORPORATION

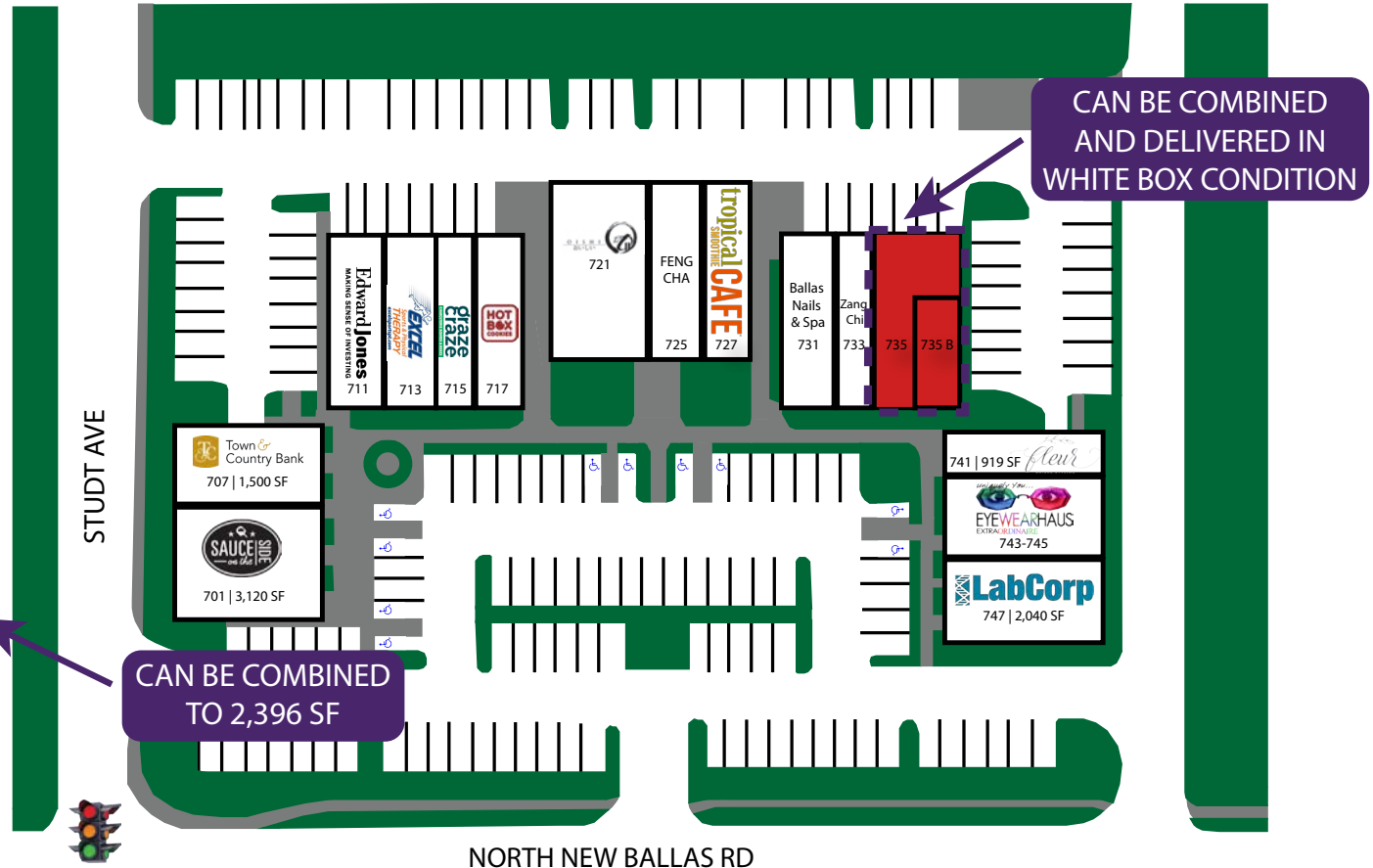
RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

| <u>SPACE</u> | <u>TENANT</u> | <u>SF</u> |
|--------------|---------------------|-----------|
| 701 | SAUCE ON THE SIDE | 3,120 |
| 707 | TOWN & COUNTRY BANK | 1,500 |
| 711 | EDWARD JONES | 1,560 |
| 713 | EXCEL THERAPY | 1,575 |
| 715 | GRAZE CRAZE | 1,050 |
| 717 | HOT BOX COOKIES | 1,400 |
| 721 | OISHI SUSHI | 2,800 |
| 725 | FENG CHA | 1,319 |
| 727 | TROPICAL SMOOTHIE | 1,400 |
| 731 | BALLAS NAILS & SPA | 1,643 |
| 733 | ZANG CHI | 1,190 |
| 735 | AVAILABLE | 1,358 |
| 735 B | AVAILABLE | 1,038 |
| 741 | FLEUR BRIDAL | 919 |
| 743-745 | EYEWEARHAUS | 2,100 |
| 747 | LABCORP | 2,040 |



- 1,358 SF SUITE AVAILABLE THAT CAN BE COMBINED WITH ADJACENT SPACE TO DELIVER UP TO 2,396 SF IN TOTAL
- EASY ACCESS FROM I-270, OLIVE BLVD AND N. NEW BALLAS RD WITH GREAT STREET VISIBILITY FROM N. NEW BALLAS RD
- 3,018 OFFICE & 496 MEDICAL EMPLOYEES WITHIN 3 MILES
- AMPLE SURFACE PARKING OF 6.3/1000
- 0.5 MILE DRIVE FROM HIGHWAY 270 CARRYING NEARLY 220,000 VPD
- 4.9 MILLION SF OF OFFICE SPACE IN THE CREVE COEUR SUBMARKET

PLAZA SHOPS

PHOTOS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET



PLAZA SHOPS

ZOOM AERIAL

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET



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.

PLAZA SHOPS

MARKET AERIAL

PLEASE CONTACT:
ALANA MOYLAN
314.282.9830 (DIRECT)
314.495.5013 (MOBILE)
ALANA@L3CORP.NET

L³ CORPORATION
RICK SPECTOR
314.282.9827 (DIRECT)
314.708.2009 (MOBILE)
RICK@L3CORP.NET



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.