



CAVE SPRINGS CROSSING

OUTPARCEL COMING AVAILABLE

CAVE SPRINGS CROSSING

SITE PLAN

PLEASE CONTACT: L³ CORPORATION

RICK SPECTOR | CRAIG WIELANSKY

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SUITE # TENANT | SF

3801 AVAILABLE | 13,830 SF

3803 HARBOR FREIGHT TOOLS | 15,000 SF

3805 HAWAII NAILS | 1,606 SF

3813 FLEET FEET SPORTS | 8,489 SF

3819 AVAILABLE | 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 TOTAL ACCESS URGENT CARE | 4,999 SF



- EXCELLENT VISIBILITY AND ACCESS TO MEXICO ROAD, MUEGGE ROAD AND CAVE SPRINGS ROAD
- ANCHOR TENANTS INCLUDE: T.J. MAXX, HARBOR FREIGHT, SHOE CARNIVAL AND DOLLAR TREE
- HOME DEPOT AND TARGET SHADOW ANCHORED CENTER
- AMPLE AND CONVENIENT PARKING
- TOTAL ACCESS URGENT CARE OUTLOT AVAILABLE
- CALL BROKER FOR PRICING



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MARKET OVERVIEW

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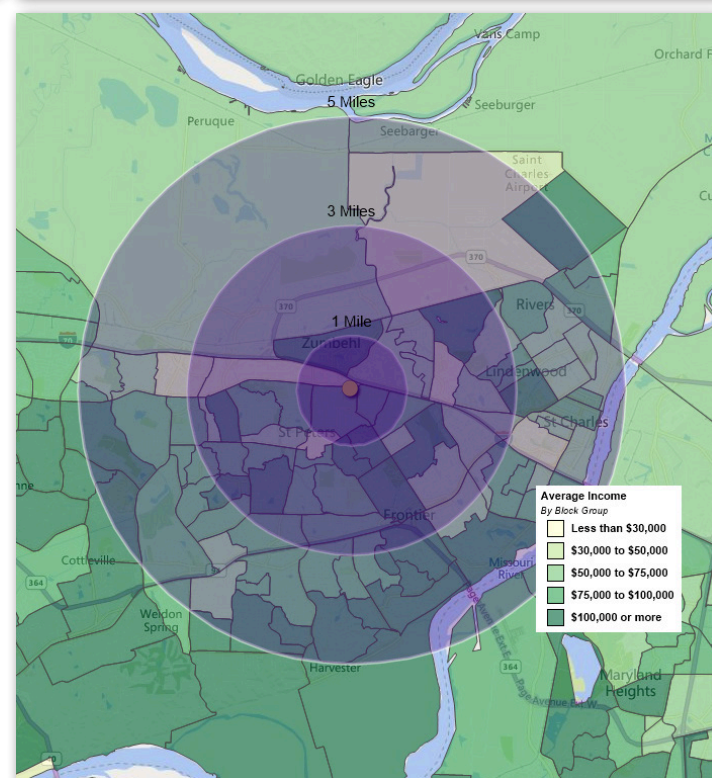
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POPULATION	1 MI	3 MI	5 MI
	8,564	77,081	169,119
HOUSEHOLDS	1 MI	3 MI	5 MI
	3,528	31,850	66,969
AVG HH INCOME	1 MI	3 MI	5 MI
	\$88,824	\$83,461	\$83,955

Founded in 1769, St. Charles, Missouri, is the third oldest city west of the Mississippi and was the first capital of Missouri. Located adjacent to the Missouri River, St. Charles County has over 77,000 residents in a 3 mile radius and is the 2nd largest city in the county. In 2018, St. Charles won recognition in Money Magazine as being among the 50 Best Places to live in the country.

In the past six years, the city has witnessed over \$560 million of new development. St. Charles' expected job growth rate from 2017 to 2022 is more than 8 percent. The City of St. Charles is home to the regional offices of Coca Cola Enterprises, Sysco and American Freightways. Some of the top employers in St. Charles include Ameristar Casinos, Boeing, SSM St. Joseph Health Center, Bass Pro and Lindenwood University (6,903 students).

St. Charles serves as the county seat of St. Charles County. In the past few decades, St. Charles County has been recognized as a leader in metro St. Louis and the Midwest for housing starts, job creation, transportation improvements and expanding community amenities as well as business and population growth. It has been the fastest growing county in the state since 1980.



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ZOOM MARKET AERIAL

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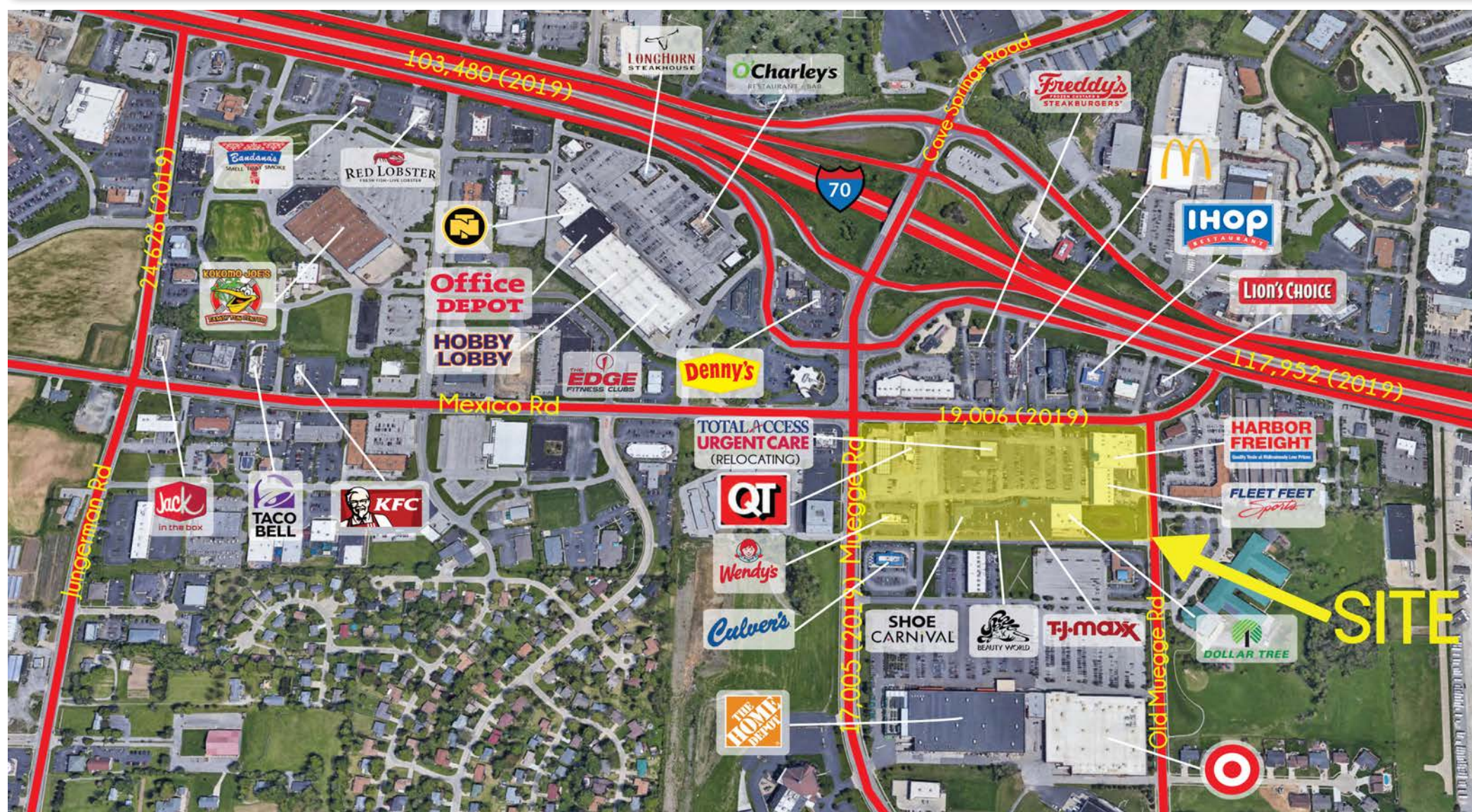
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