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commercial real estate



**BACELINE**  
GROUP

# BUTLER HILL SQUARE

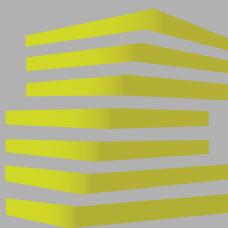
BUTLER HILL RD & LEMAY FERRY RD

ST. LOUIS, MO



**1,173 - 3,075 SF AVAILABLE RETAIL | MEDICAL | OFFICE | STORAGE**





# BUTLER HILL SQUARE

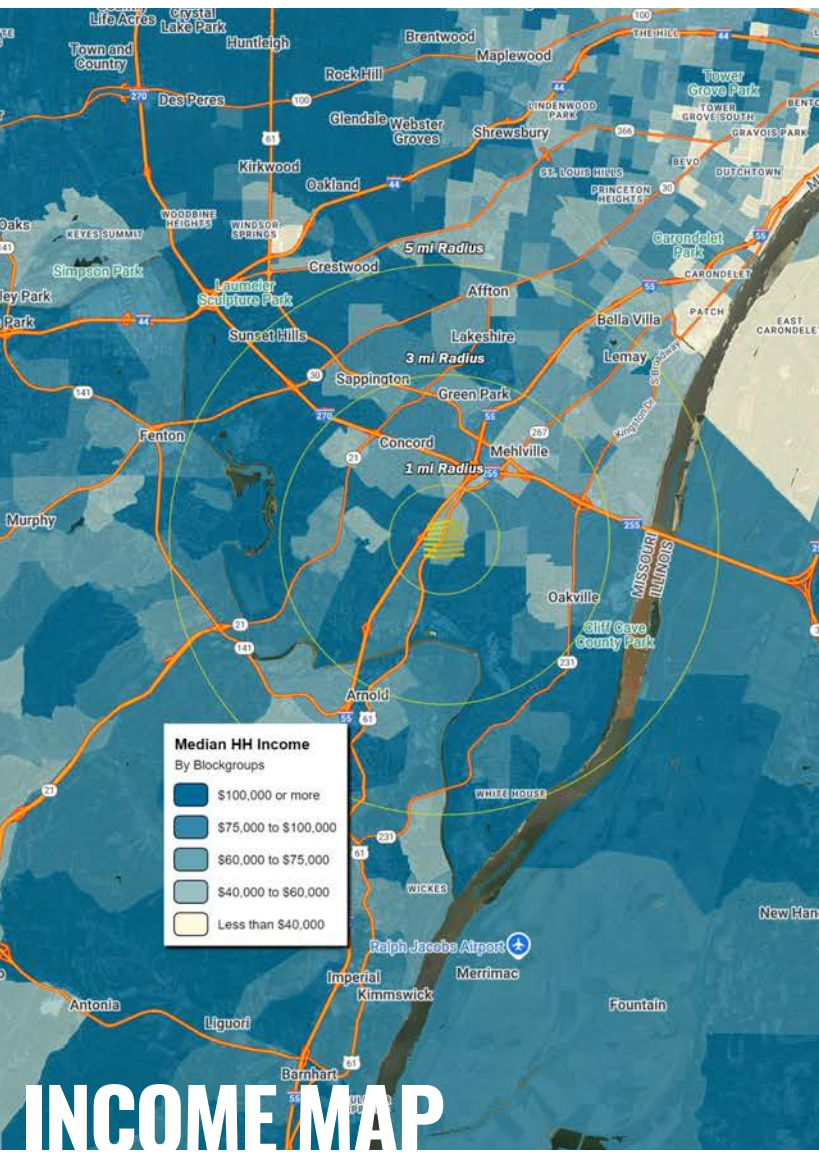
## NEIGHBORHOOD VIBE

TONY MOON

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Tony@LocationCRE.com

ALEX APTER

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### TRADE AREA OVERVIEW

While largely populated, much of South County is unincorporated. It is the most homogeneous area within St. Louis county and major communities include Kirkwood, Fenton, Lemay, Mehlville, Oakville, Affton, and Sunset Hills. The business environment in South County is as progressive as it is diverse. The South County area manufactures a wide variety of products and provides an equally varied amount of professional services. The area is served by five school districts: Lindbergh, Affton, Bayless, Hancock and Mehlville. The start of the Ozark Mountains and Ozark Plateau begin in South County and neighboring Jefferson County. Many communities have an abundance of gently rolling hills.

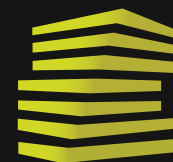
Jefferson Barracks began as a military post, and was active from 1826-1946. Through five major wars, including the Civil War and both World Wars, the post served varying roles, including a hospital, a supply station and most frequently, a recruiting station. Beginning in 1950, the Federal Government conveyed tracts of land to St. Louis County to operate as a historical park. Jefferson Barracks is now the site of two County Parks, a National Guard Base and a Veterans Administration Hospital. The 135-acre National Guard post is home to the Missouri Army National Guard's largest brigade. Jefferson Barracks National Cemetery, established in 1826, is an American military cemetery. As of 2011, over 183,000 people are interred there.

South County Center, located in Mehlville, was opened in 1963. The mall is anchored by Macy's, JC Penney, Dick's and Dillard's, and is comprised of over one million square feet of retail space. Ronnie's 20 Cine is located in Sappington. The multiplex theatre features an IMAX theatre and arcade. River City Casino, in Lemay, opened in 2010 on the western bank of the Mississippi River. The casino sits on 56 acres and includes 90,000 square feet of gaming space. Additionally, the casino is home to live events as varied as concerts by nationally known artists and boxing matches.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	11,467	75,231	166,955
HOUSEHOLDS	5,064	33,062	71,482
EMPLOYEES	2,086	32,947	57,174
MED HH INCOME	\$88,223	\$84,306	\$86,600

### AREA RETAIL | RESTAURANTS



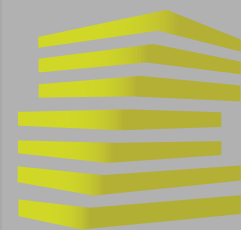
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# BUTLER HILL SQUARE

## SITE PLAN

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## BUTLER HILL SQUARE TENANT ROSTER

4044-48	ADVANCED TRAINING AND REHAB	4,612
4042	AVAILABLE	1,178
4040	TRES SALON	1,240
4038	LUCKY CHINA RESTAURANT	1,240
4036	AMBIANCE NAIL & HAIR DESIGN	1,240
4034	TAILOR   SHOE REPAIR	645
4032	AVAILABLE	1,835
4030	AVAILABLE	1,240
4028	ST. LOUIS VAPOR SHOP	1,240
4024	LABOR FINDERS	2,894
4020	ADVANCED INJURY CARE	2,800
4010	PINK GALLEON	7,000
4006	NAIL CLUB	1,400
4004B	AVAILABLE (OFFICE/STORAGE)	1,173-2,592
4004C	KUTIS	1,441

## 360 VIRTUAL TOURS AVAILABLE SUITES



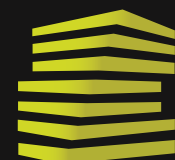
SUITE 4032



SUITE 4004B



SUITE 4030



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# BUTLER HILL SQUARE

## PHOTOS

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- 1,173 - 3,075 SF AVAILABLE
- LOCATED DIRECTLY ACROSS THE STREET FROM CHILDREN'S HOSPITAL SPECIALTY CARE CENTER AND WALGREENS
- CALL BROKER FOR PRICING





# BUTLER HILL SQUARE

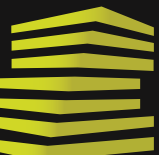
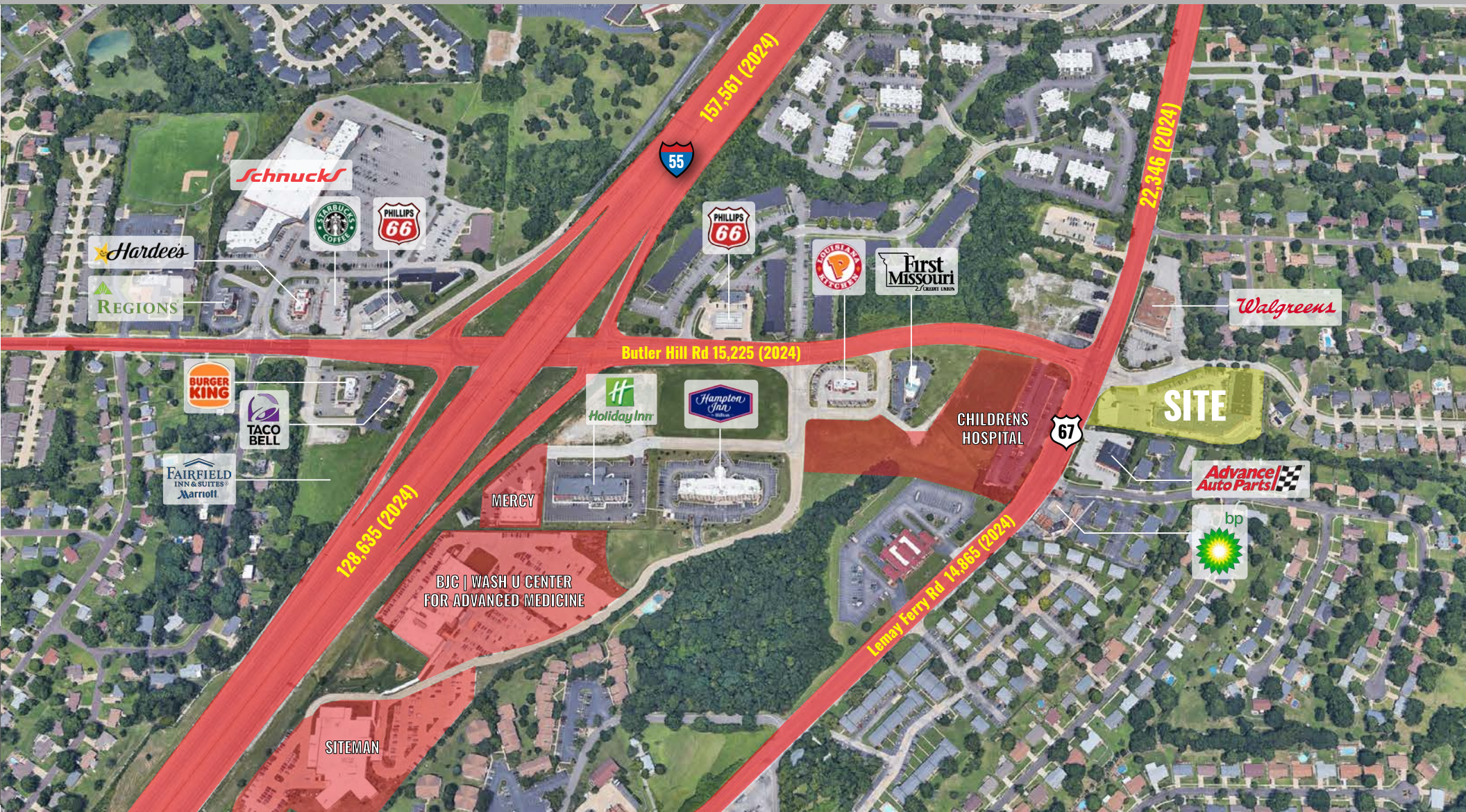
## ZOOM AERIAL

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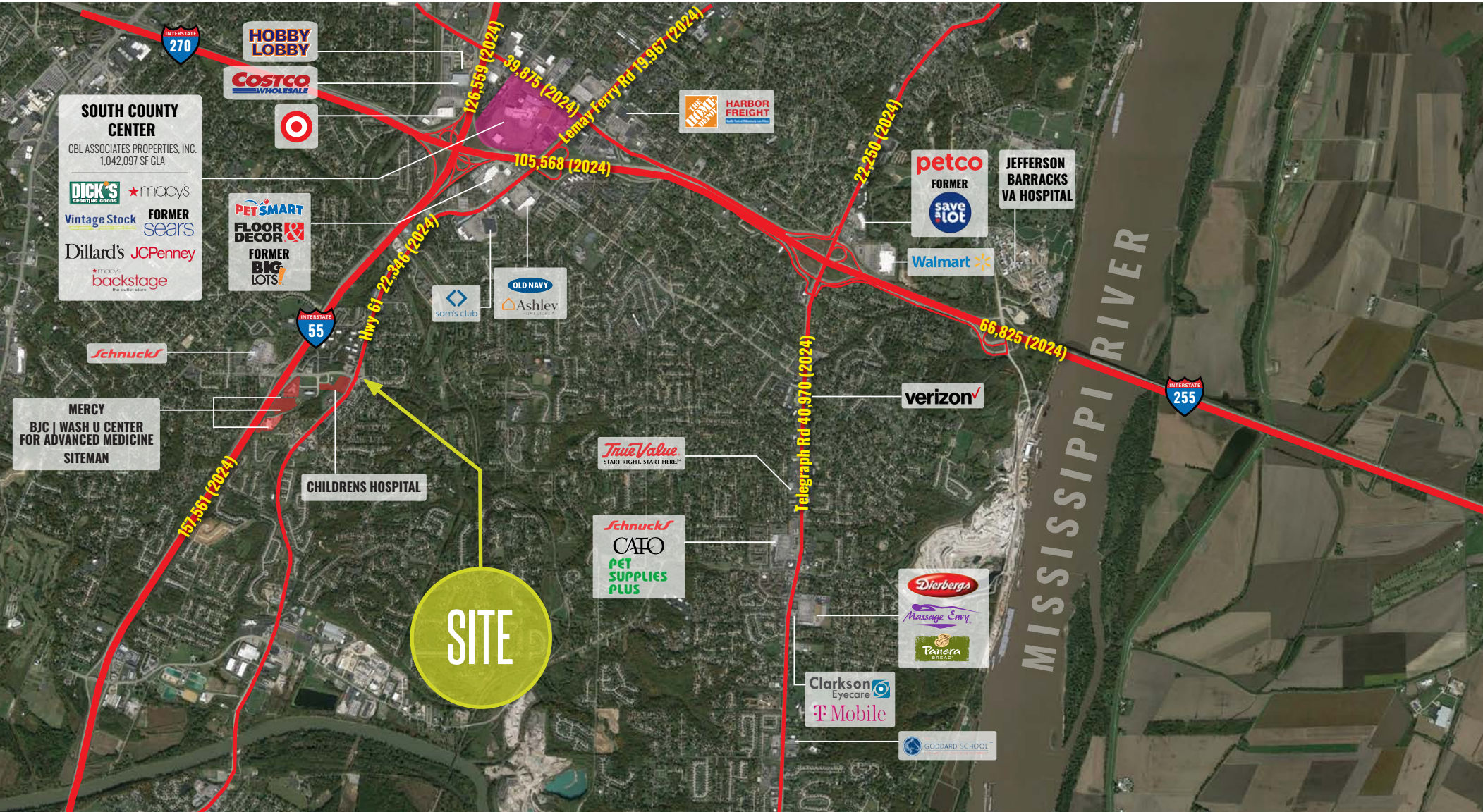
## MARKET AERIAL

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# BACELINE LEASING

NEIGHBORHOOD SHOPPING CENTERS CREATING COMMUNITY VALUE

At Baceline Group, we invest in communities by acquiring and managing Neighborhood Shopping Centers. These centers are home to the businesses we rely on most in our day-to-day lives. By focusing solely on this niche property type and leveraging our comprehensive management approach, we maximize value for investors, tenants, and communities alike.

Since Baceline's inception in 2003, our mission has been to unlock value in this overlooked asset class. Through the Great Recession and COVID-19, Neighborhood Shopping Centers have proven their resiliency and stability time and time again. Our tenant base is the lifeblood of our property operations and a critical component of our firm's success. As an owner of Neighborhood Shopping Centers, we have a unique opportunity to invest in programs and initiatives that make a meaningful impact on our tenants' businesses and the communities in which they serve.

## BACELINE ADVANTAGE



Baceline tenants receive access to exclusive, top-of-the-line business resources, convenient tools to automate their businesses, and a dedicated team to support them every step of the way.

### TENANT PORTAL

Make Payments Online  
Review Charge Schedule  
Document & Forms Library

### SMALL BUSINESS HUB

Digital Marketing Resources  
Small Business Tools & Guides  
Industry Best Practices

### DEDICATED TEAM

Regional Team Model  
Routine Property Visits  
Mentor Match Program



CONSTRUCTION  
MANAGEMENT



IN-HOUSE  
PROPERTY MANAGEMENT



SUSTAINABILITY  
TIPS



COMMUNITY  
OUTREACH



EVENT  
SUPPORT



# OUR APPROACH

Baceline takes a strategic, hands-on approach to assure the health and viability of our Neighborhood Shopping Centers. Our Leasing Team operates from deep industry experience and thoughtfully assembles a synergistic mix of businesses to enhance the shopping experience for patrons, drive foot traffic to our centers, and ultimately maximize value to our tenants.

Our portfolio of Neighborhood Shopping Centers is divided into six regions. Every region and property are assigned a Regional Property Manager, Associate Property Manager, Leasing Portfolio Manager, Lease Transaction Manager, and Property Accountant. Every Baceline tenant has a dedicated team they can count on for anything that comes up in their daily operations.

Our collective goal is to provide our tenants with comprehensive support from maintenance requests, billing inquiries, lease renewal/expansion, and much more!

## MANAGEMENT REGIONS



## OUR PORTFOLIO AT A GLANCE

**132**

Properties

**35**

Markets

**+4.6M**

Leasable Square Feet

**+1,450**

Tenants

**89%**

Occupancy Rate

## TENANTS

BY USE CATEGORY



## PROPERTIES

BY LOCATION



**+90%**

Small Businesses

**84%**

Tenant Retention



# PROPERTY EVENTS

Baceline tenants have a unique opportunity to take advantage of their brick and mortar businesses and host meaningful events at their physical locations. We believe that dedicating resources and supporting tenant events, particularly those held in partnership with local non-profits and municipalities, advance the vibrancy of our Neighborhood Shopping Centers and surrounding communities. This has been a long-standing, core principle of Baceline's ownership philosophy and landlord mentality.

Our seasoned Property Management team is ready and equipped to provide everything Baceline tenants need to host successful events at their property.

## CELEBRATIONS

### FAIRS & FESTIVALS

### DONATION DRIVES

### ENTERTAINMENT

### COMMUNITY RESOURCE PROGRAMS

## MENTOR MATCH PROGRAM

Baceline tenants have access to a network of over 10,000 certified mentors dedicated to serving business owners and entrepreneurs in over 1,500 communities across the country. Mentors have expertise in all sectors of business and over 25 languages spoken are offered. Tenants can be individually matched with a mentor in their area and specific industry for one-on-one advice absolutely FREE.

Business owners who have worked with a mentor reported the following statics...

**55%**  
INCREASED  
REVENUE

**99%**  
REMAINED  
IN BUSINESS

**18%**  
AVG BUSINESS  
GROWTH

## SMALL BUSINESS HUB

Baceline offers a comprehensive array of curated resources in our online Small Business Hub, including templates, guides, articles, webinars, and more. Tailored to the specific needs of businesses across various industries, our goal is to provide targeted assistance and support that aligns with the unique challenges and needs of Neighborhood Shopping Center tenants.

DIGITAL MARKETING  
RESOURCES

SMALL BUSINESS  
STRATEGIES

BRICK & MORTAR  
BUSINESSES

EDUCATIONAL PROGRAMS  
& WORKSHOPS

## TENANT TESTIMONIAL

Kevin Baker, Owner of Fitness Together

"The feedback that your team provided was amazing. I am still moved at how helpful and supportive everyone at Baceline has been. The action items for consideration provided are great and have good potential to be sound investments. Thank you again for brainstorming discussion and follow up suggestions. I feel very fortunate to have your team supporting our efforts."

**FITNESS TOGETHER**