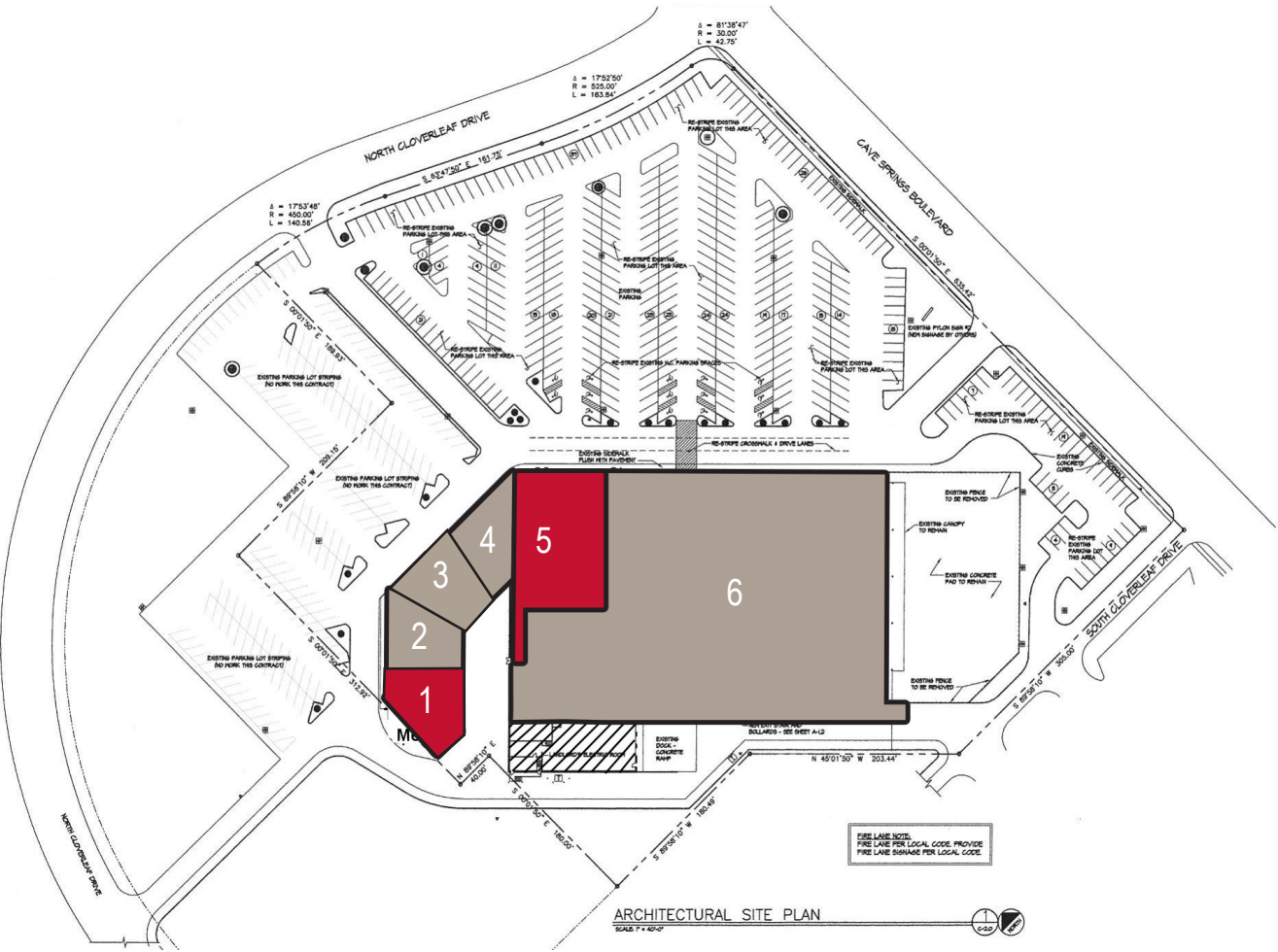




Pace Properties
1401 South Brentwood Boulevard
Suite 900
St. Louis, Missouri 63144
(P) 314.968.9898
(F) 314.968.5050
www.paceproperties.com

SITE PLAN



Number	Name	SF	Number	Name	SF
1	Available	5,235	4	Leslie's Poolmart	3,675
2	Chimi's Fresh Mex	5,590	5	Available	12,410
3	Citicorp	1,960	6	Kokomo Joe's	75,344



**JUNIOR ANCHOR
SPACE AVAILABLE!**

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CAVE SPRINGS SQUARE
4104 North Cloverleaf Drive
St. Peters, MO 63376

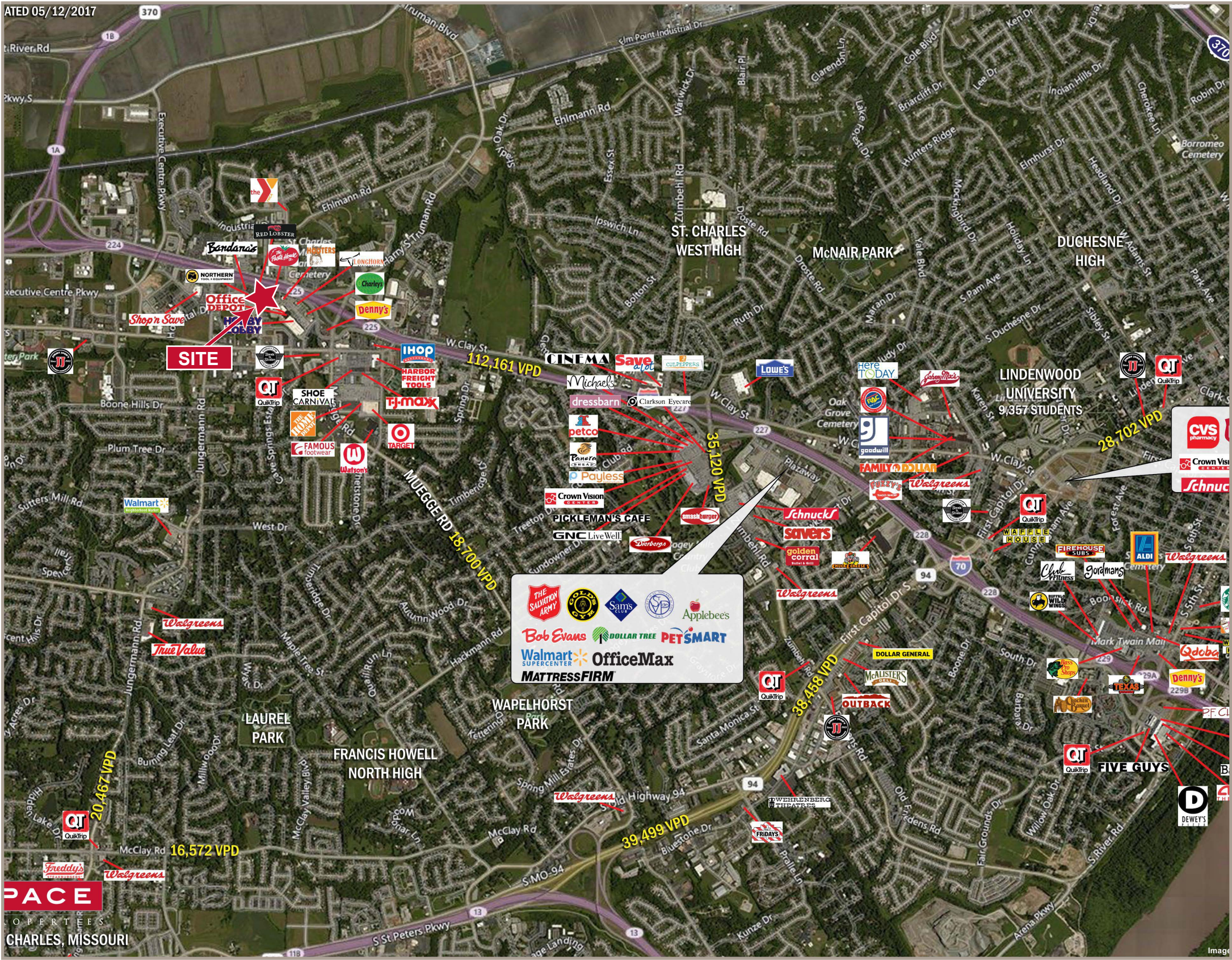
FOR LEASE:
Mike Sweargin, msweargin@paceproperties.com
Kate Grewe, kgrewe@paceproperties.com



The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

TRADE AREA AERIAL



Cave Springs Square offers:

- I-70 exposure with over 112,000+ vehicles per day
- Strong retail area
- Pylon signage along I-70

Area Retailers Include:

Hobby Lobby, Target, Shop 'n Save, Office Depot, TJ Maxx, Famous Footwear, Shoe Carnival & Home Depot

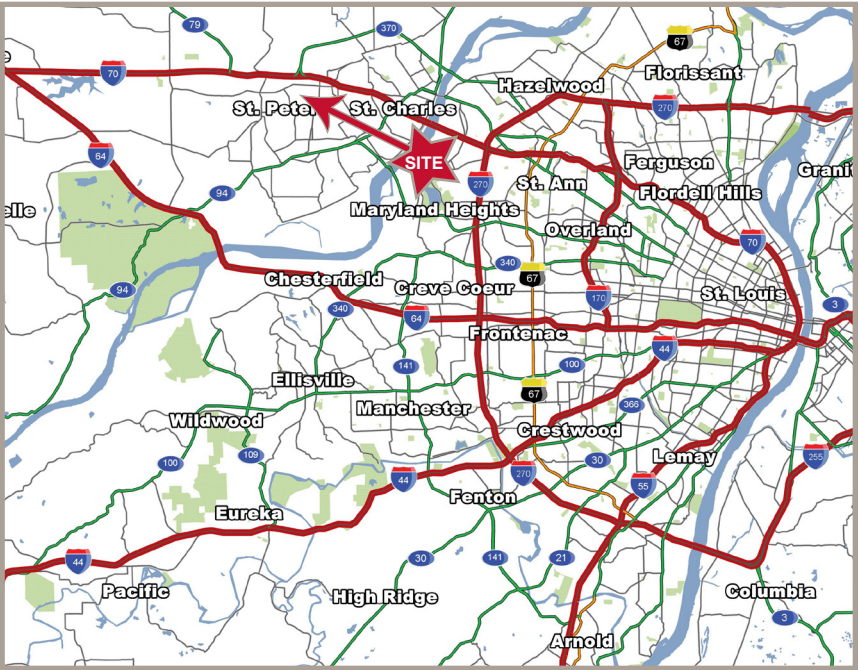
Traffic Counts:

I-70: 112,161 VPD
Mexico Road: 38,2725 VPD

Space Available: 5,235 - 12,410 SF

Lease Rate: Call for details

2016 Demographics	1-Mile	3-Mile	5-Mile
Population	5,887	67,625	167,900
Average Income	\$93,676	\$82,381	\$80,199
Employees	10,601	28,792	66,504



AREA RETAILERS INCLUDE:

Office DEPOT HOBBY LOBBY TJ-maxx THE HOME DEPOT TARGET Shop'n Save