



SHOPPES AT SEVEN OAKS

13645 BIG BEND RD. VALLEY PARK. MO 63122

1,188 SF & 2,626 SF AVAILABLE WITHIN SHOPPES AT SEVEN OAKS. A PREMIERE SHOPPING CENTER LOCATED AT THE CONFLUENCE OF TWO MAJOR THOROUGHFARES (BIG BEND ROAD AND DOUGHERTY FERRY ROAD). CARRYING A COMBINED 44,368 VEHICLES PER DAY.

SHOPPES AT SEVEN OAKS

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

HYLE STEINER

314.282.9835 (DIRECT)

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HSTEINER@L3CORPORATION.COM

GO TO:

SITE PLAN

ZOOM AERIAL

VISIT METRICS

JAN 1st, 2025 - DEC 31st, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR



1.2 M

VISITORS



331.4 K

VISIT FREQUENCY



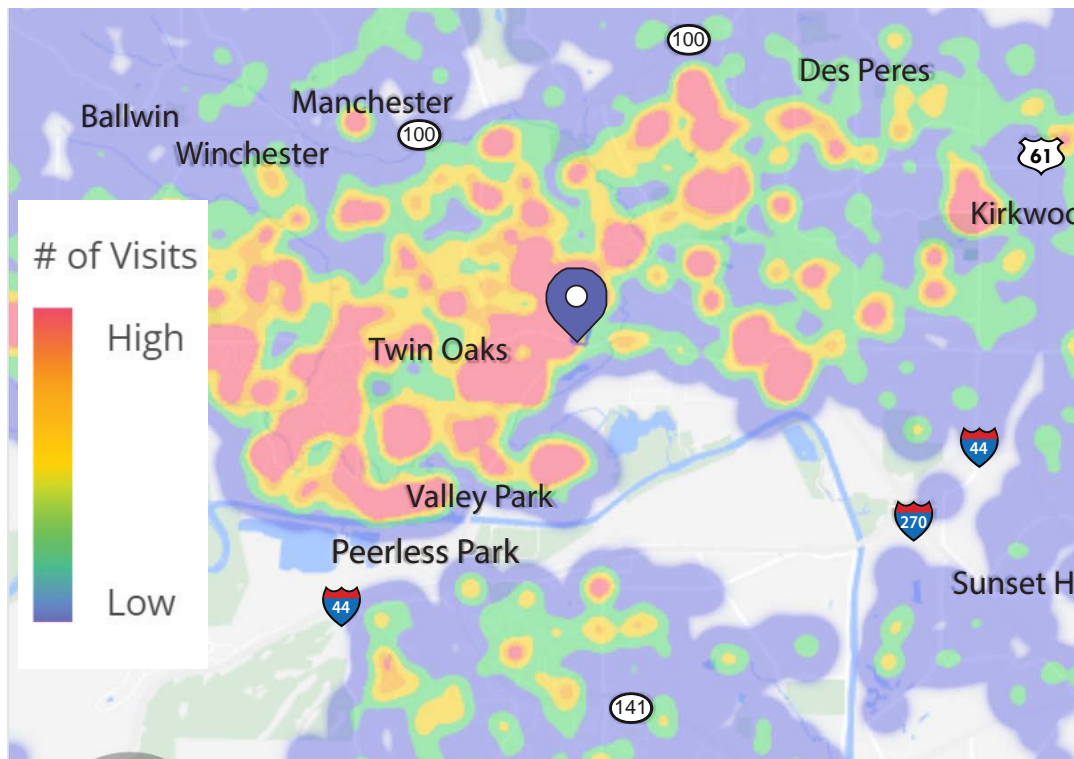
3.51

AVG. DWELL TIME



49 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 9,972	<u>3 MILES</u> 62,671	<u>5 MILES</u> 162,565
HOUSEHOLDS		<u>1 MILE</u> 4,509	<u>3 MILES</u> 25,387	<u>5 MILES</u> 64,157
AVG HH INCOME		<u>1 MILE</u> \$101,040	<u>3 MILES</u> \$120,015	<u>5 MILES</u> \$134,313



VIEW & DOWNLOAD:

PLACER.AI REPORT

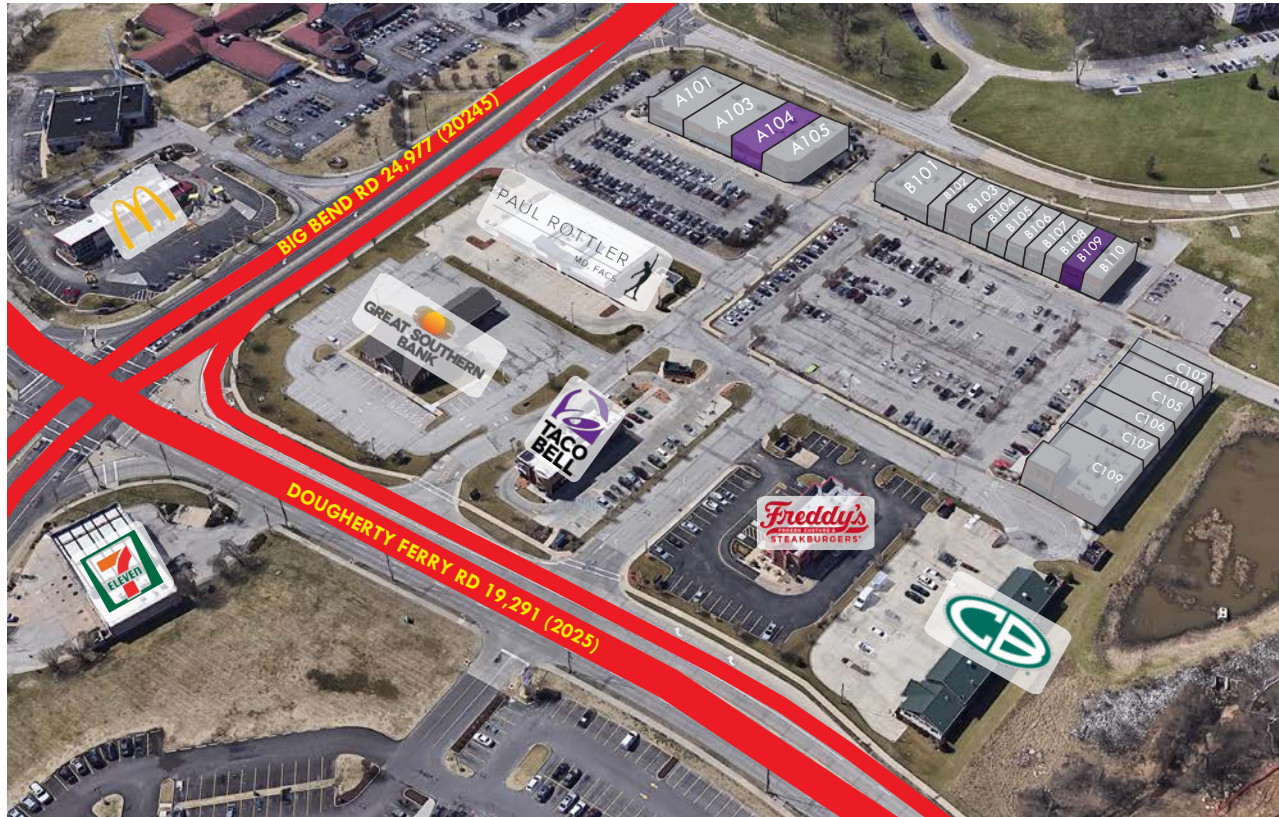
DEMO REPORT

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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
A101	THE CORNER PUB & GRILL	4,387 SF
A103	BARREL BLENDS	7,700 SF
A104	AVAILABLE	2,626 SF
A105	THE SHACK	5,416 SF
B101	THE TAVERN KITCHEN & BAR	4,620 SF
B102	ALLOY PERSONAL TRAINING	1,500 SF
B103	NEUSTAEDTER'S FINE JEWELRY	2,250 SF
B104	SWEETIE CUP	1,524 SF
B105	LEGACY PHYSICAL THERAPY	1,500 SF
B106	MOONLIGHT MASSAGE	1,500 SF
B107	CEE CEE NAILS	1,524 SF
B108	SALON JOY	1,500 SF
B109	AVAILABLE	1,188 SF
B110	TILTED HEADS	1,840 SF
C102	ARCH ANIMAL HOSPITAL	3,426 SF
C104	OG HOSPITALITY	1,700 SF
C105	HAIR THEATER SALON	2,500 SF
C107	GREEN LIGHT LAUNDRY	1,050 SF
C109	DALIE'S SMOKEHOUSE	3,800 SF
TOTAL		51,551



- JOIN RESTAURANTS SUCH AS THE CORNER PUB & GRILL, DALIE'S SMOKEHOUSE AND THE SHACK
- NNN EXPENSES: \$7.97/SF (2022)
- AVERAGE HOUSEHOLD INCOME OF \$120,015 WITHIN THREE MILES OF PROPERTY
- 162,565 IN POPULATION WITHIN FIVE MILES OF PROPERTY



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ZOOM AERIAL

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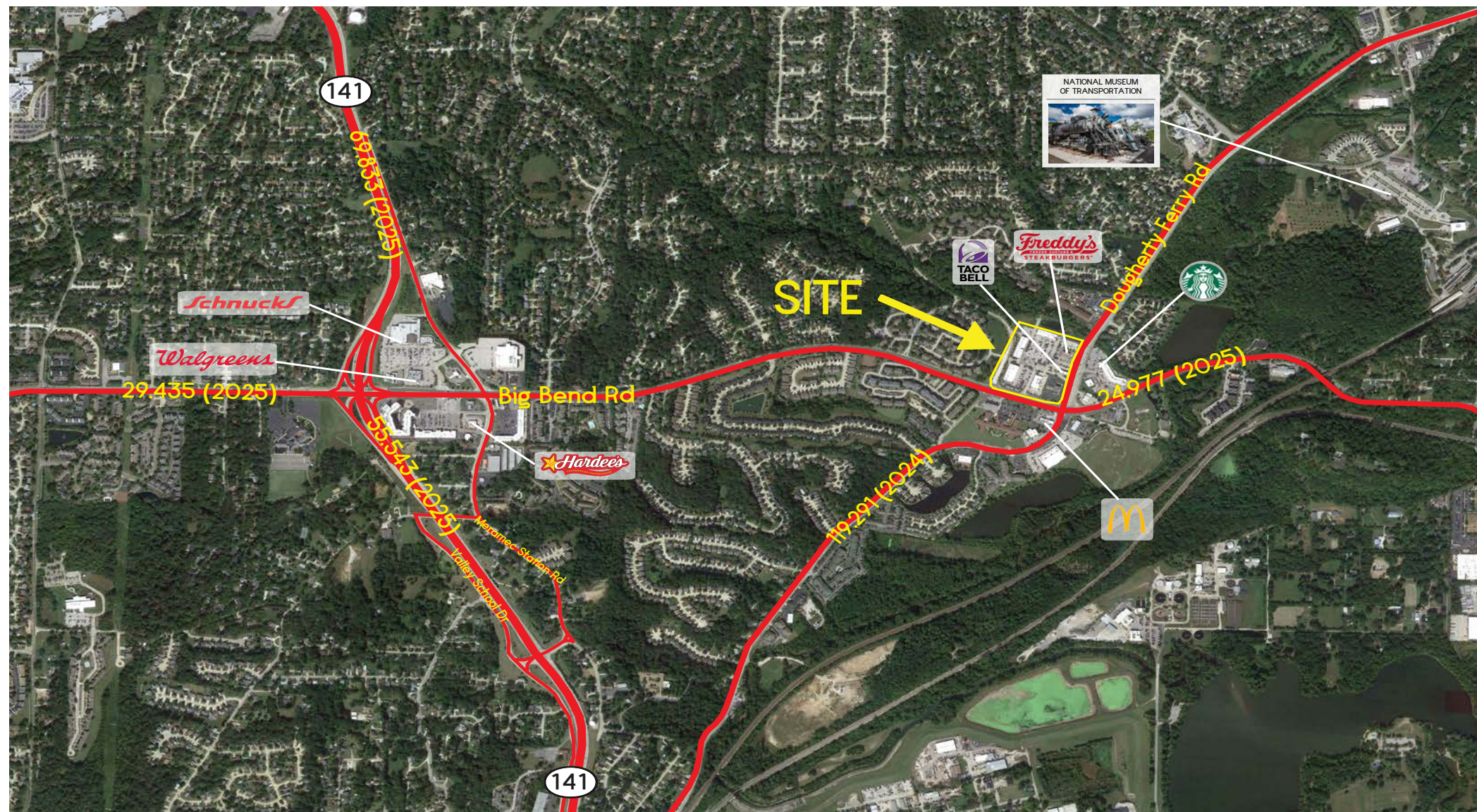
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