



SHOPPES AT SEVEN OAKS

13645 BIG BEND RD. VALLEY PARK. MO 63122

TWO SUITES 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 42,847 VEHICLES PER DAY

XTEAM
RETAIL ADVISORS

SHOPPES AT SEVEN OAKS

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KSTEINER@L3CORPORATION.COM

GO TO:

SITE PLAN

ZOOM AERIAL

MARKET AERIAL

VISIT METRICS

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

VISITS/YEAR



1.2 M

VISITORS



331.4 K

VISIT FREQUENCY



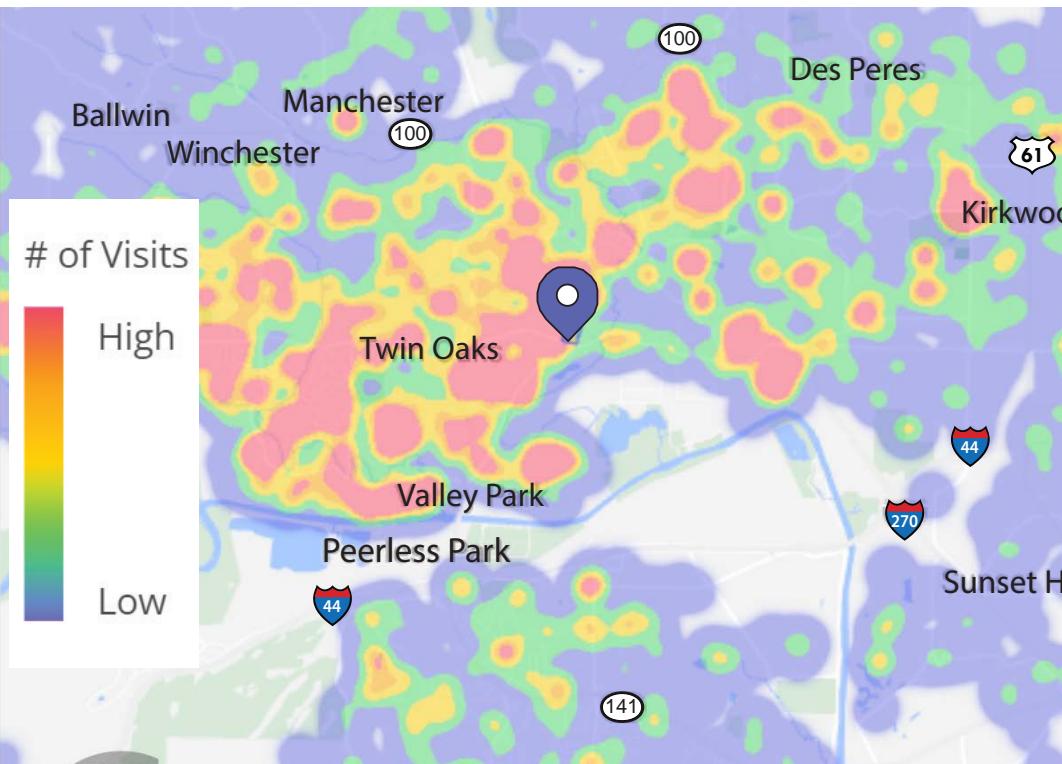
3.51

AVG. DWELL TIME



49 MIN

HEAT MAP • PER PLACERAI



POPULATION ANALYSIS

POPULATION



1 MILE

9,972

3 MILES

62,671

5 MILES

162,565

HOUSEHOLDS



1 MILE

4,509

3 MILES

25,387

5 MILES

64,157

AVG HH INCOME



1 MILE

\$101,040

3 MILES

\$120,015

5 MILES

\$134,313

VIEW & DOWNLOAD:
PLACER.AI REPORT



DEMO REPORT

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SITE PLAN

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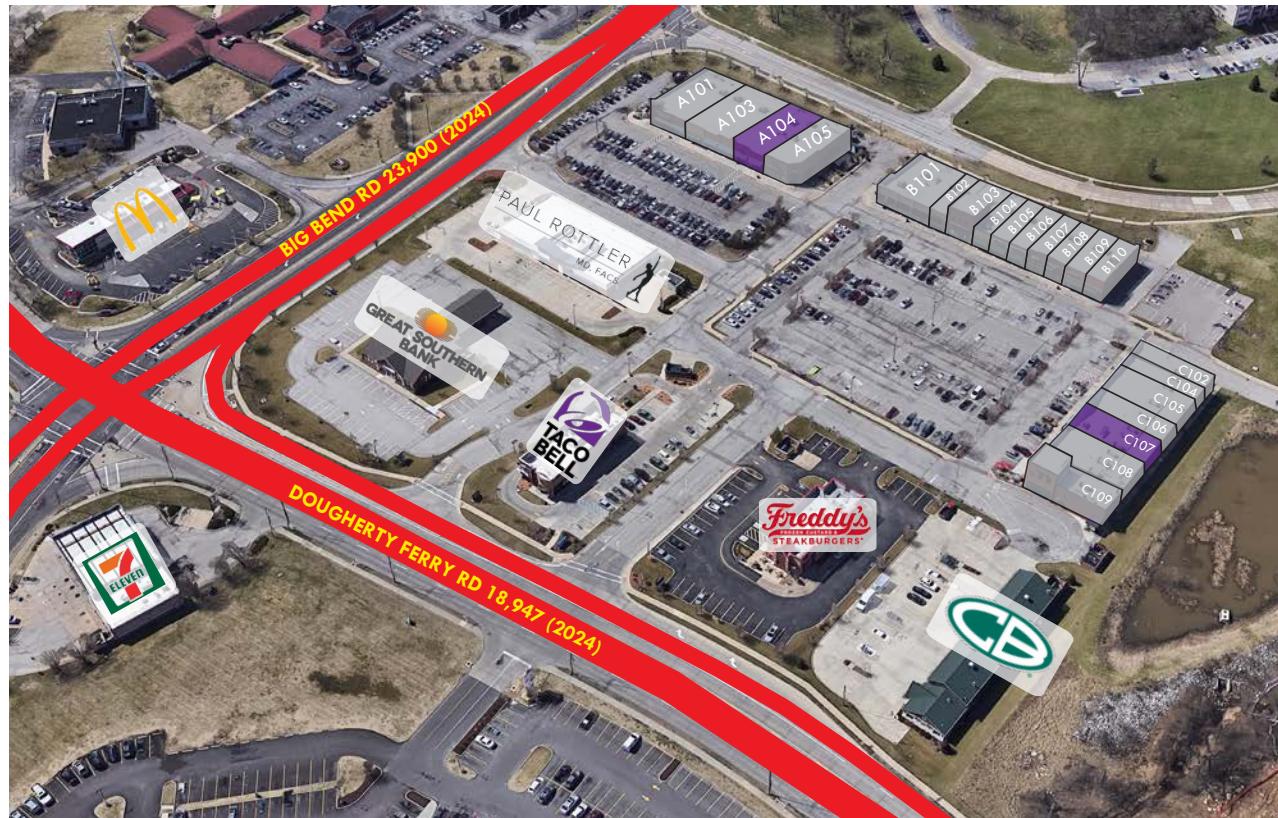
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SPACE	TENANT	SF
A101	THE CORNER PUB & GRILL	4,387 SF
A103	BARREL BLENDS	7,700 SF
A104	AVAILABLE	2,626 SF
A105	THE SHACK	5,416 SF
B101	THE TAVERN KITCHEN & BAR	4,620 SF
B102	ALLOY PERSONAL TRAINING	1,500 SF
B103	NEUSTAEDTER'S FINE JEWELRY	2,250 SF
B104	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	DETALLE	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	AVAILABLE	1,050 SF
C108	GREEN LIGHT LAUNDRY	1,520 SF
C109	DALIE'S SMOKEHOUSE	2,280 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



SHOPPES AT SEVEN OAKS

ZOOM AERIAL

PLEASE CONTACT:

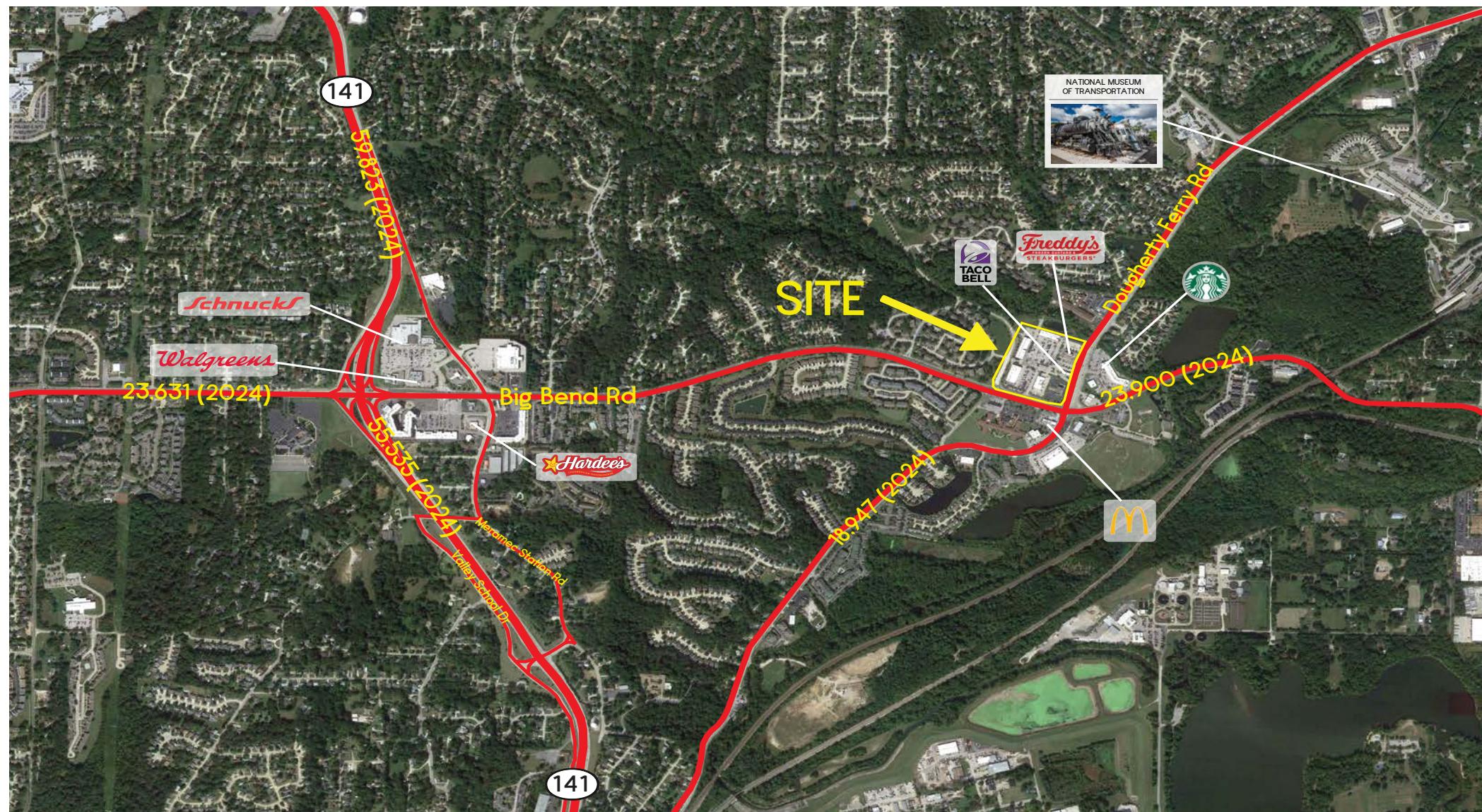
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