



SHOPPES AT SEVEN OAKS

13645 BIG BEND RD. VALLEY PARK. MO 63122

1,700 - 7,700 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 41,907 VEHICLES PER DAY

SHOPPES AT SEVEN OAKS

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

HYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

HYLE@L3CORP.NET

GO TO:

SITE PLAN

ZOOM AERIAL

MARKET AERIAL

VISIT METRICS

FEB 1ST, 2022 - JAN 31ST, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



912.5 K

VISITORS



317.7K

VISIT FREQUENCY



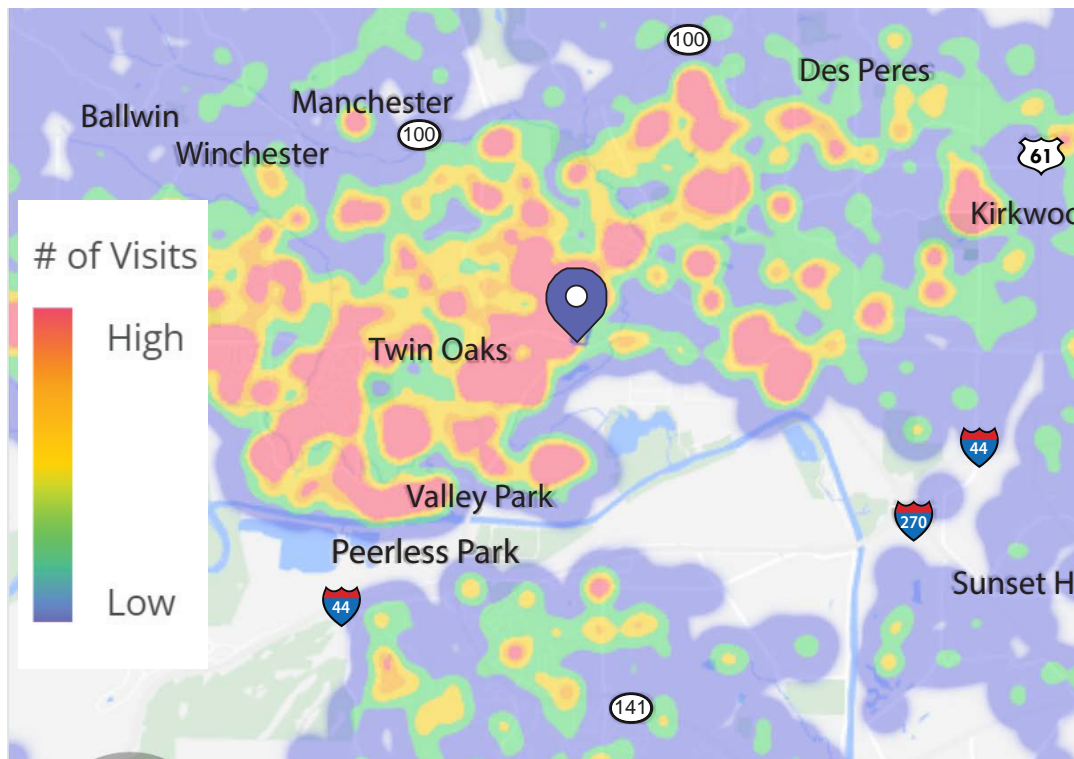
2.87

AVG. DWELL TIME



73 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

| | | | | |
|---------------|--|---------------------------|-----------------------------|-----------------------------|
| POPULATION | | <u>1 MILE</u> 9,847 | <u>3 MILES</u> 62,537 | <u>5 MILES</u> 162,775 |
| HOUSEHOLDS | | <u>1 MILE</u> 4,457 | <u>3 MILES</u> 25,340 | <u>5 MILES</u> 64,263 |
| AVG HH INCOME | | <u>1 MILE</u> \$95,633 | <u>3 MILES</u> \$107,263 | <u>5 MILES</u> \$120,873 |



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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| SPACE | TENANT | SF |
|-------|-----------------------------|----------|
| A101 | THE CORNER PUB & GRILL | 4,387 SF |
| A103 | AVAILABLE | 7,700 SF |
| A104 | FIT N TAN | 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 | NEW HORIZON'S HEALTH CENTER | 1,500 SF |
| B107 | CEE CEE NAILS | 1,524 SF |
| B108 | SALON JOY | 1,500 SF |
| B109 | DETALLE | 1,188 SF |
| B110 | GOODCENTS | 1,840 SF |
| C102 | ARCH ANIMAL HOSPITAL | 3,426 SF |
| C104 | AVAILABLE | 1,700 SF |
| C105 | HAIR THEATER SALON | 2,500 SF |
| C107 | OG HOSPITALITY | 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
- A103 CAN BE SUBDIVIDED TO 2,000 SF
- NNN EXPENSES: \$7.97/SF (2022)
- AVERAGE HOUSEHOLD INCOME OF \$107,263 WITHIN three MILES OF PROPERTY
- 162,775 IN POPULATION WITHIN FIVE MILES OF PROPERTY



SHOPPES AT SEVEN OAKS

ZOOM AERIAL

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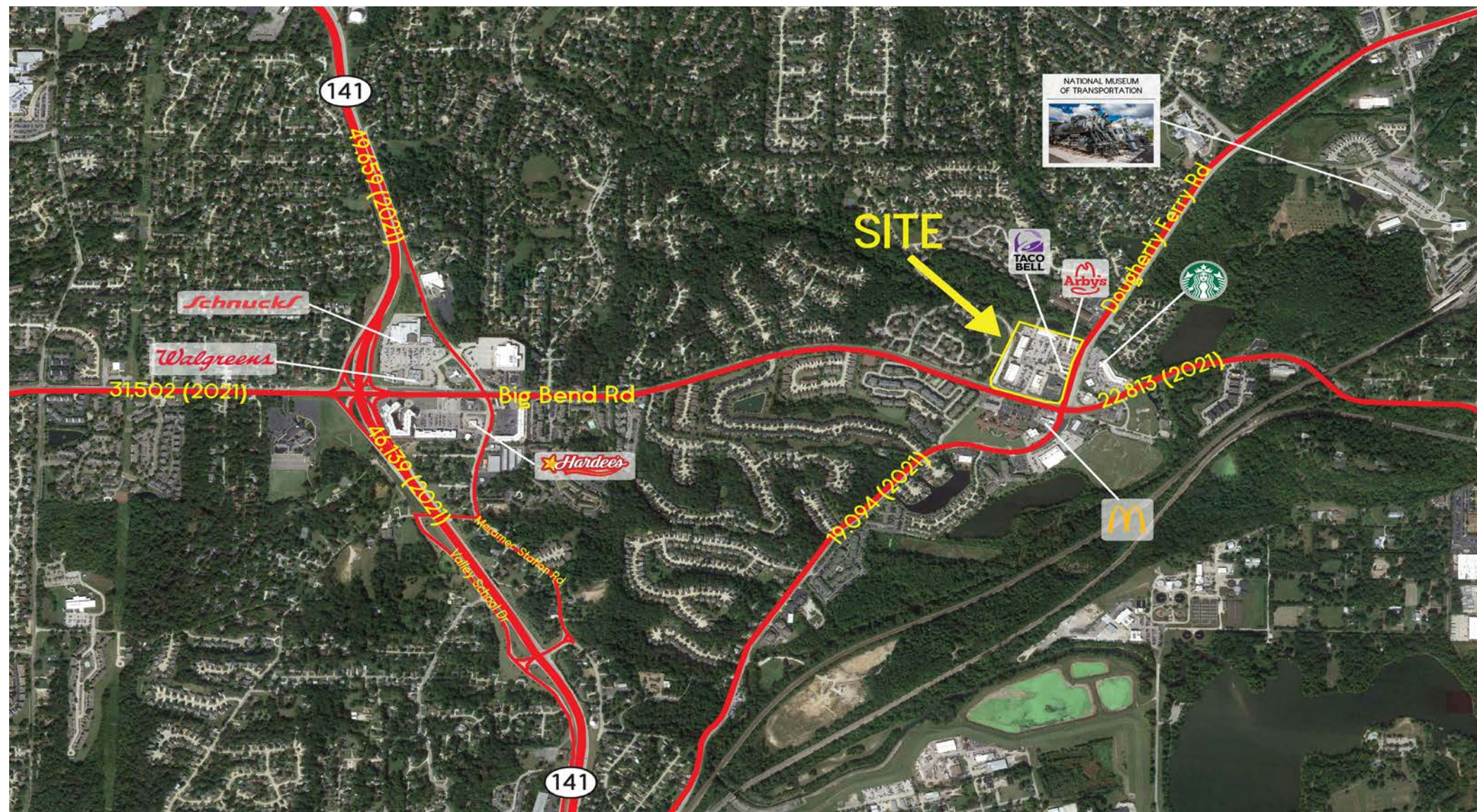
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MARKET AERIAL

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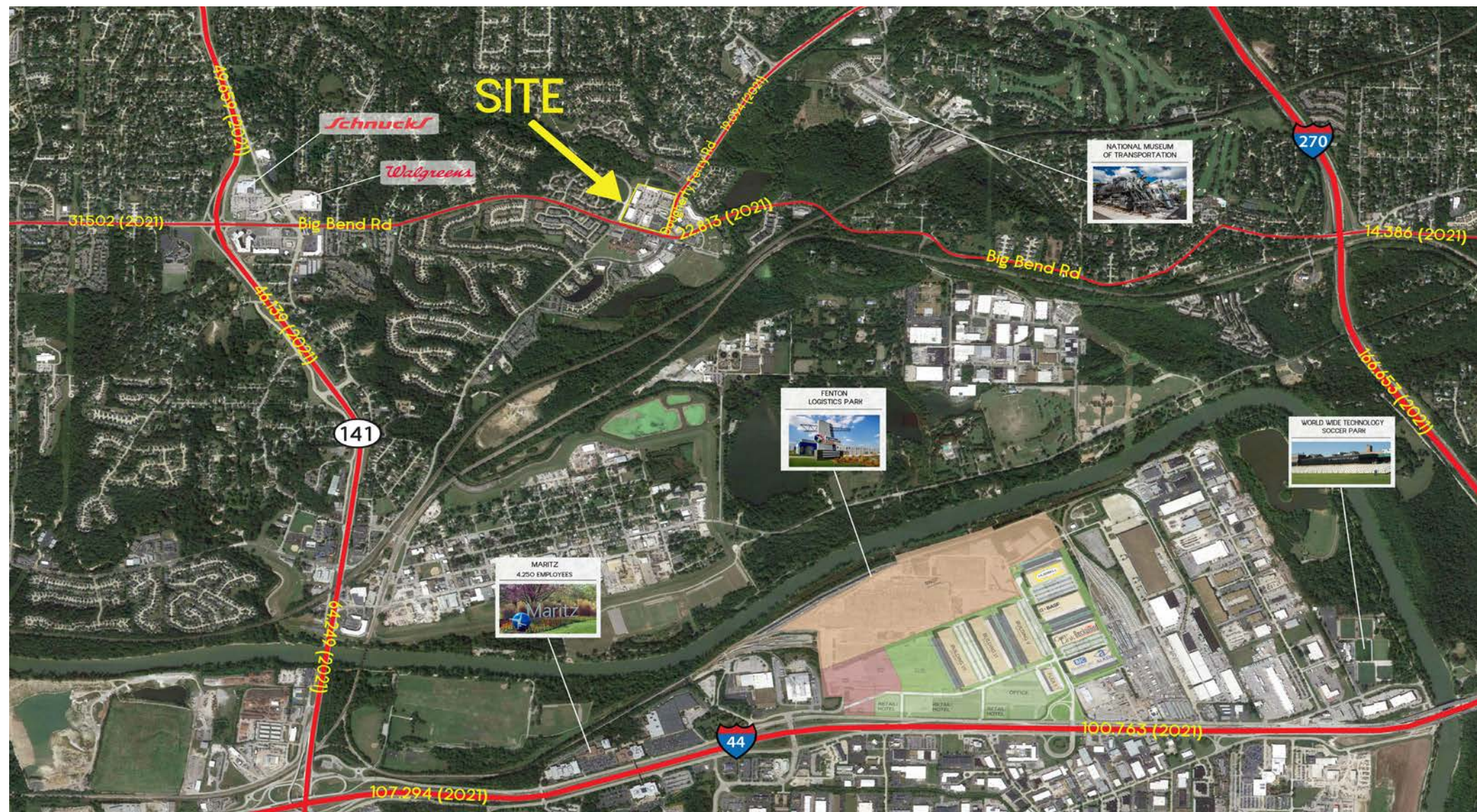
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