

2025 DEMOGRAPHICS

3 Mile | 5 Miles | 7 Miles



Population

57,053 | 119,649 | 203,419



Daytime Population

29,367 | 65,616 | 109,945



Median Household Income

\$132,337 | \$123,322 | \$121,357

FOR SALE OR LEASE

Shoppes at Hawk Ridge | I-64 & Highway 364 | Lake St. Louis, Missouri 63367

Inline Space: 4,372 SF | Land: 1.44 - 2.61 AC

Call for Details

PROPERTY DETAILS

Easy access to/from Interstate 64

Build-to-suit locations available

Restaurant pads available

Strong demographics

Fast-growing retail destination

I-64: 75,542 VPD | Highway N: 21,202 VPD

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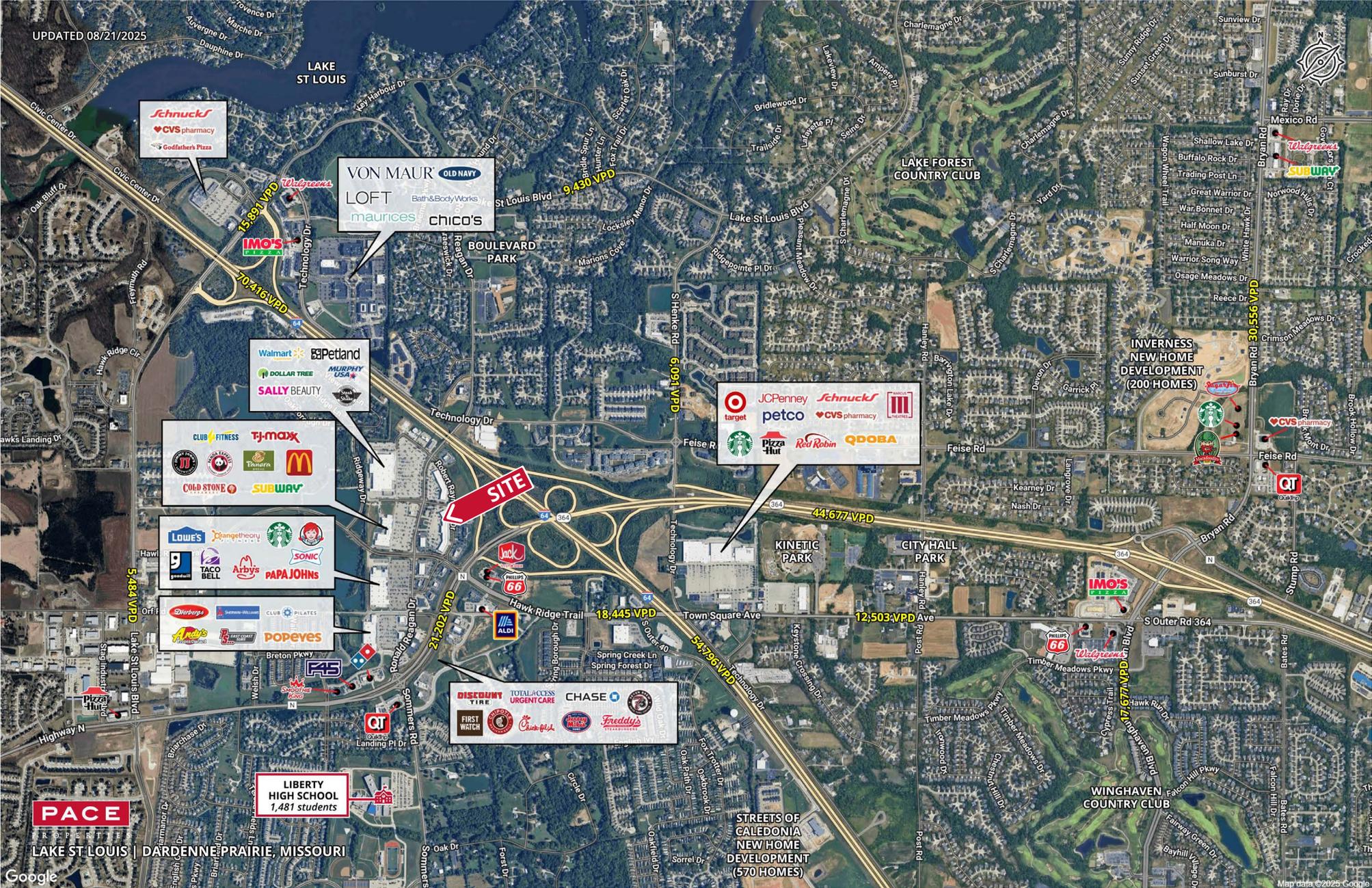
pwillett@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

Trade Area Aerial

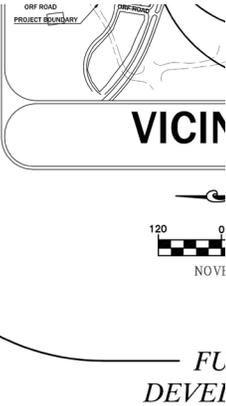


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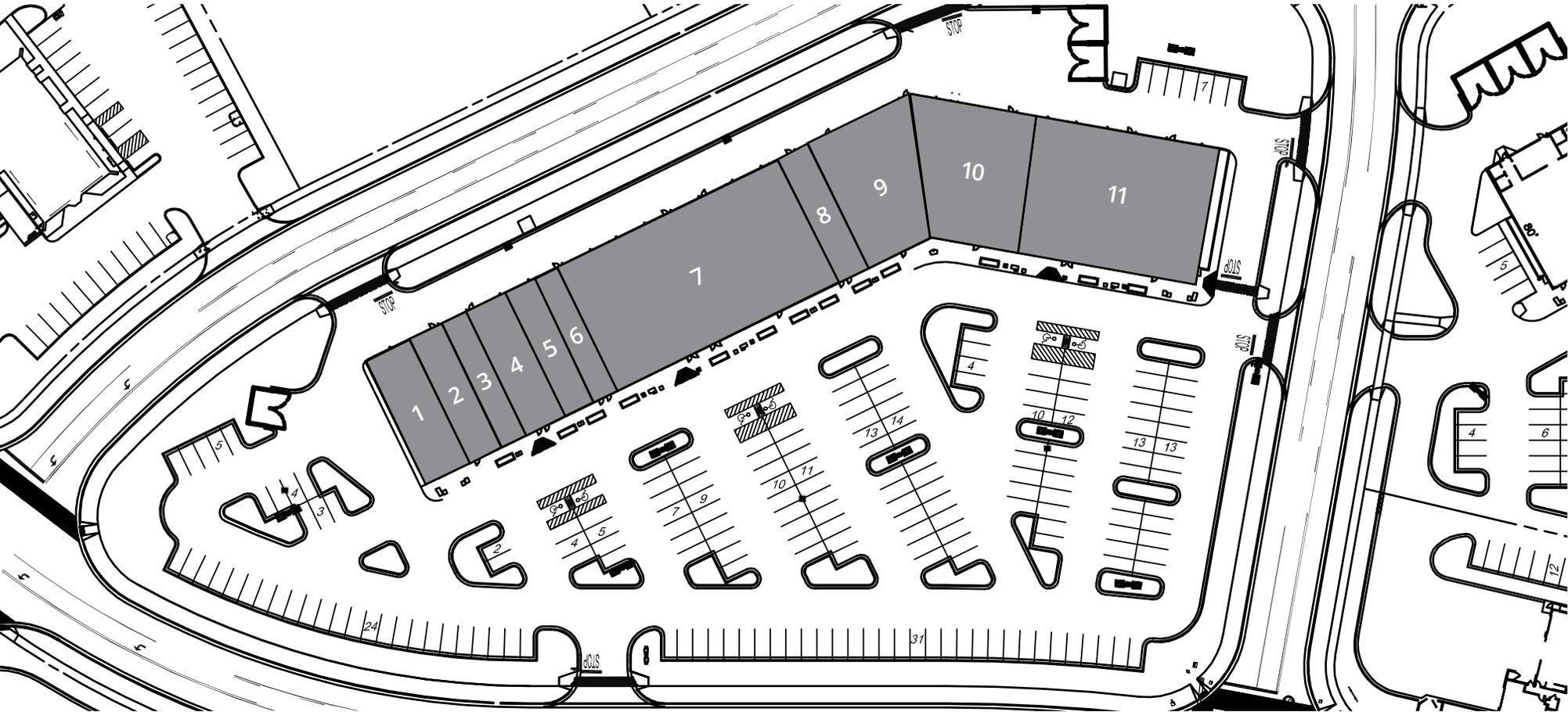
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Site Plan



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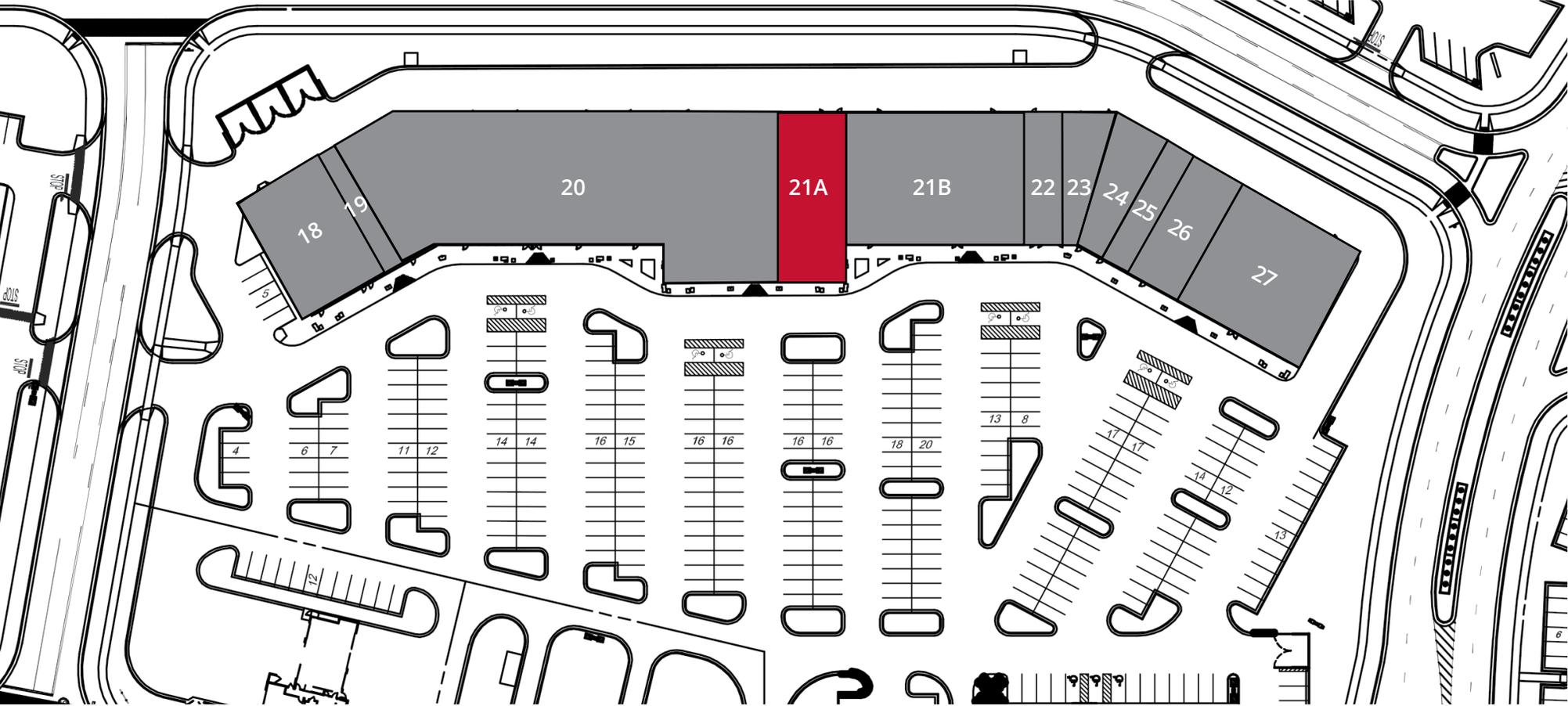
Building A



Space	Status	SF
1	Massage Luxe	2,400
2	NEUAGE Health + Wellness	1,600
3	Verizon	1,200
4	DeForest Dental	2,000
5	Sally Beauty Supply	1,600
6	Vapor World	1,600
7	Dollar Tree	10,400
8	AV Nails	1,600
9	El Maguey	4,112
10	Village Cafe	4,668
11	Petland	8,800



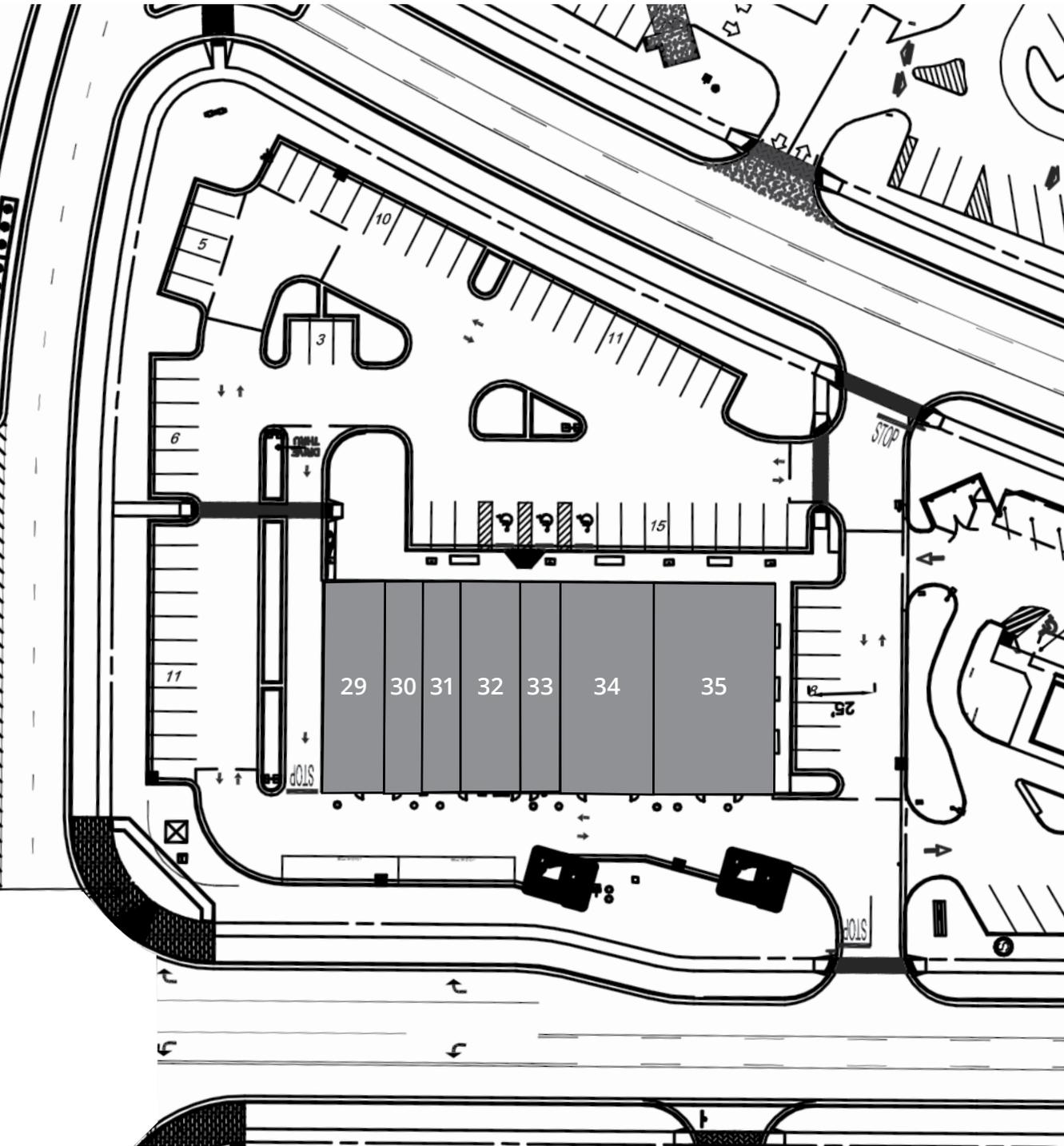
Building B



Space	Status	SF
18	Barefoot Floors	4,000
19	Tans 2 Glo	1,280
20	LittleBits Gym	21,027
21A	AVAILABLE	4,372
21B	Joey B's	8,453
22	Subway	2,000
23	Mathnasium	1,631
24	Nail Salon	1,909
25	Title Max	1,600
26	Family Chiropractic	2,800
27	BJC Medical Group	6,800



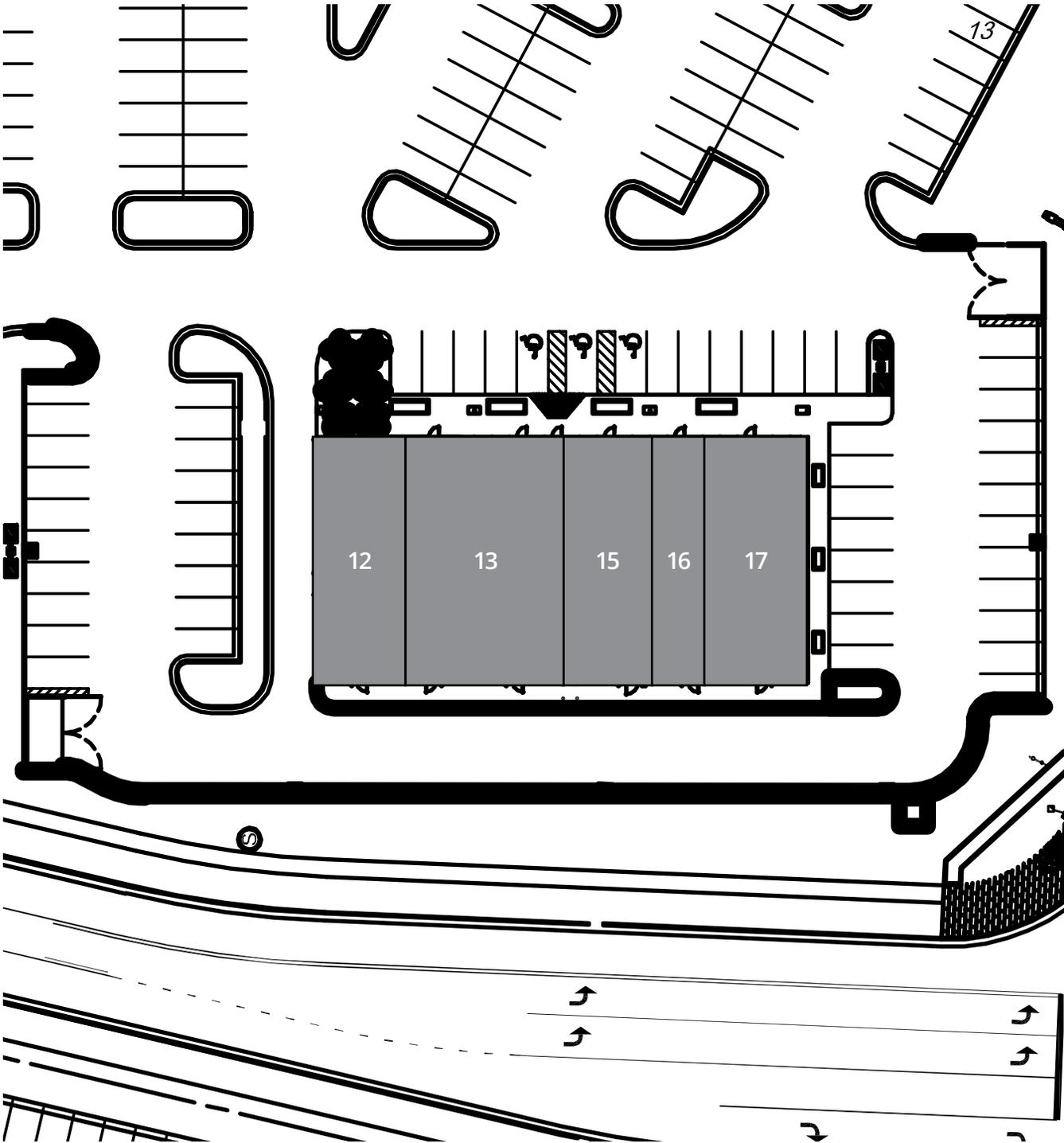
Building H



Space	Status	SF
29	Starbucks	1,750
30	Papa John's	1,450
31	AT&T	1,600
32	Clarkson Eyecare	1,947
33	Sharkey's Cuts for Kids	1,280
34	Athletico	2,406
35	Orange Theory Fitness	3,114



Building J



Space	Status	SF
12	Coldstone Creamery	1,750
13	The Chop & Barrel	1,750
15	Fast Signs	1,697
16	Great Clips	1,050
17	Jimmy John's	2,100



