

RETAIL PROPERTY FOR LEASE

# TWIN CITY PLAZA

101 - 155 TWIN CITY MALL , CRYSTAL CITY , MO 63028



LAURA JONES

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## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	169,468 SF
Available SF:	1,200 - 15,000 SF
Lot Size:	
Renovated:	2010
Zoning:	Commercial

## PROPERTY OVERVIEW

Twin City Plaza is a regional shopping center, located off Truman Blvd (Hwy 61/67) with Five Below, Hibbett Sporting Goods, JoAnn Fabrics, Petsmart, and Marshalls (Opening Fall 2023) in Festus/Crystal City, MO. Excellent visibility, new pylon sign with LED reader board, Large traffic count- 20,053 VPD.

Tenants Include: Dollar General, Famous Footwear, Five Below, Hibbett Sporting Goods, JoAnn Fabrics, Maurices, rue21, Petsmart, Pizza Hut, Buddy's Home Furnishings, Sport Clips, Corp of Engineers, Harbor Freight Tools, Marshalls, & SPACES AVAILABLE

## SPACES

147 Twin City Plaza  
131 A Twin City Plaza  
201-203 S. Truman Blvd.

## LEASE RATE

Negotiable  
Negotiable  
Negotiable

## SPACE SIZE

15,000 SF  
1,200 SF  
3,500 SF

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PLANS

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## LEGEND

Available

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## AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION
129 Twin City Plaza	Buddy's Home Furnishings	2,160 SF	-
105 Twin City Plaza	Dollar General #1200	10,000 SF	-
103 Twin City Plaza	Famous Footwear #3243	5,500 SF	-
133 Twin City Plaza	Hibbett Sporting Goods #648	5,640 SF	-
101 Twin City Plaza	JoAnn #2294	15,614 SF	-
151 Twin City Plaza	Five Below	9,500 SF	This space is the former Kmart box. Currently working on a redevelopment plan for this box. Willing to subdivide into 10,000 - 30,000 SF boxes. Please call or email us for the demising plans.
147 Twin City Plaza	Available	15,000 SF	This space is the former Kmart box. Currently working on a redevelopment plan for this box. Willing to subdivide into 10,000 - 15,000 SF. Please call or email us for the demising plans.
143 Twin City Plaza	Marshalls	22,000 SF	This space is the former Kmart box. Currently working on a redevelopment plan for this box. Willing to subdivide into 10,000 - 30,000 SF boxes. Please call or email us for the demising plans.
135 Twin City Plaza	Maurices #1276	6,300 SF	-
137 Twin City Plaza	Corp of Engineers	5,000 SF	-
110 Twin City Plaza	Bealls & Home Centric	30,300 SF	This former Gordmans space will be available October 1, 2020.
127 Twin City Plaza	rue21 #1388	5,115 SF	-
207 S. Truman Blvd	Petsmart #2504	7,159 SF	-
104 Twin City Plaza	Master Tech Auto Glass	7,100 SF	Now home to Master Tech Auto Glass!
131 A Twin City Plaza	Available	1,200 SF	Former State Beauty Supply store. The retail floor is 1,200 SF and this space as an optional warehouse space available of approximately 1,300 SF + sf.
131 Twin City Plaza	Sport Clips	1,880 SF	-
201-203 S. Truman Blvd.	Available	3,500 SF	Pizza Hut space will be available on May 1, 2024.
155 Twin City Mall	Harbor Freight Tools	16,500 SF	-

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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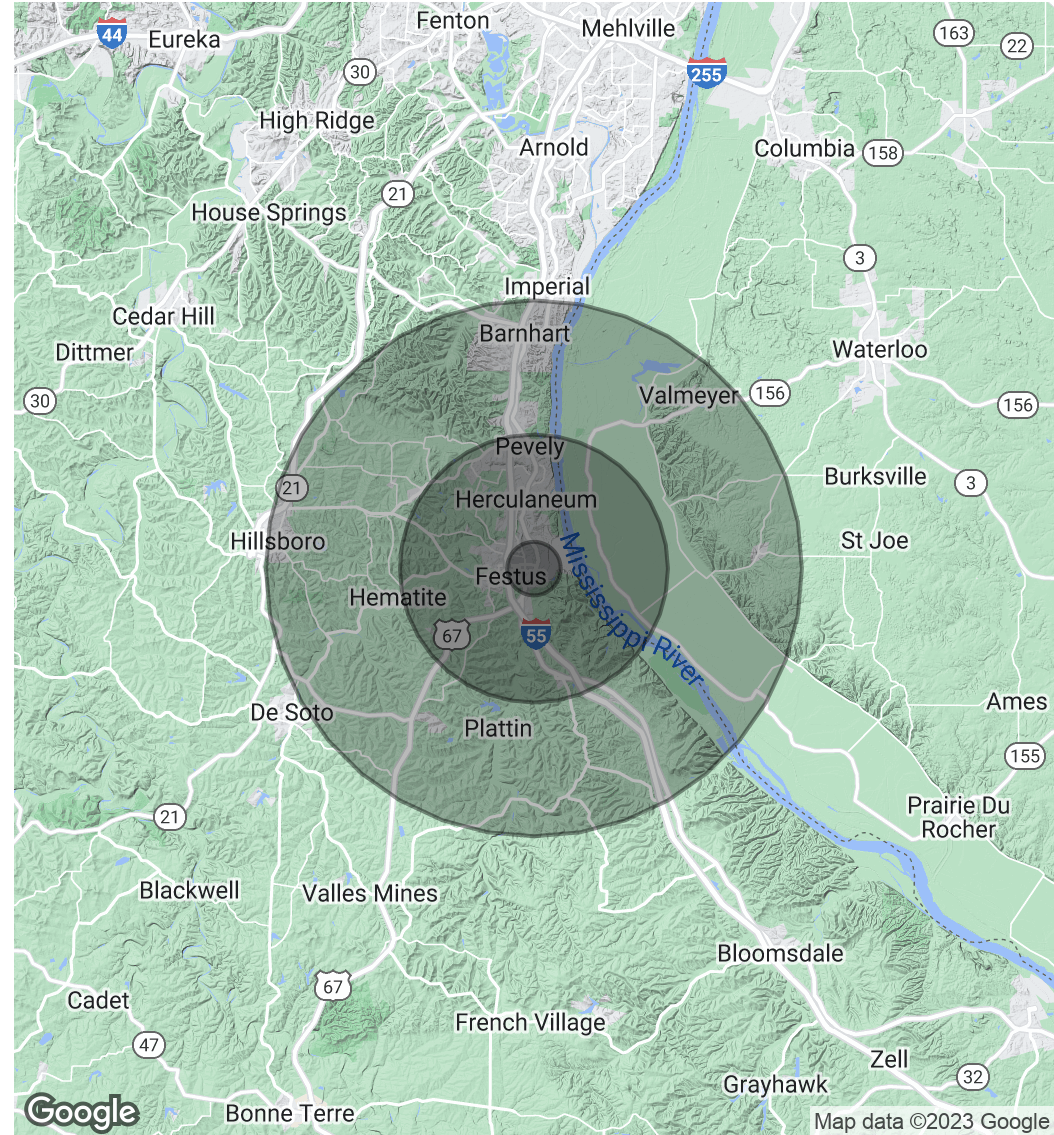
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,922	34,649	79,627
Average age	35.4	36.5	37.4
Average age (Male)	34.8	35.6	37.1
Average age (Female)	36.0	38.0	38.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,963	13,617	29,953
# of persons per HH	2.5	2.5	2.7
Average HH income	\$62,628	\$59,991	\$63,754
Average house value	\$153,363	\$149,514	\$147,454

\* Demographic data derived from 2020 ACS - US Census



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