



Property Description

- Strong existing, national tenants including: Five Below, Dollar Tree, Sally Beauty Supply, Help @ Home, Great Clips, Subway, America's Best Contacts, Game Stop, H&R Block, and Edward Jones
- 65,838 SF Regional Center Shadow Anchored by a new Walmart Supercenter
- 2,500+ shopping visits per day
- 1.7M people within a 45-minute drive with an Average Household Income of \$70k+
- 200 riders per day reach the center by mass transit
- Traffic Counts:
 - 18,100 AADT on Illinois Route 255
 - 11,700 AADT on Vaughn Road
 - 5,700 AADT on Wesley Drive
- Easy access to and from Illinois Route 255 and Illinois Route 3
- Situated on the eastern bank of the Mississippi River, approximately 15 miles northeast from downtown St. Louis

Available Spaces

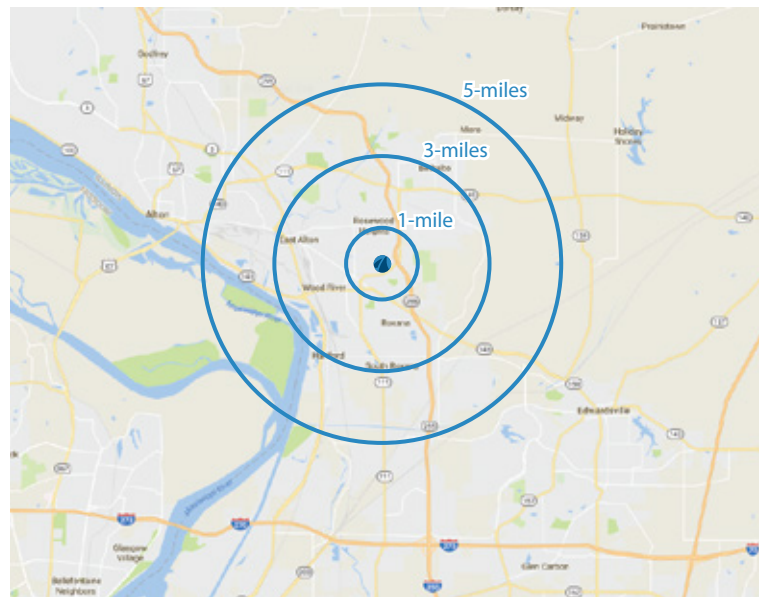
- 4,000 SF
- 4,000 SF

NOW LEASING:

4,000 SF

Demographics
 (2018 Estimates)

	1-mile radius	3-mile radius	5-mile radius
Population	4,199	28,666	50,888
Average HH Income	\$83,161	\$78,144	\$76,733

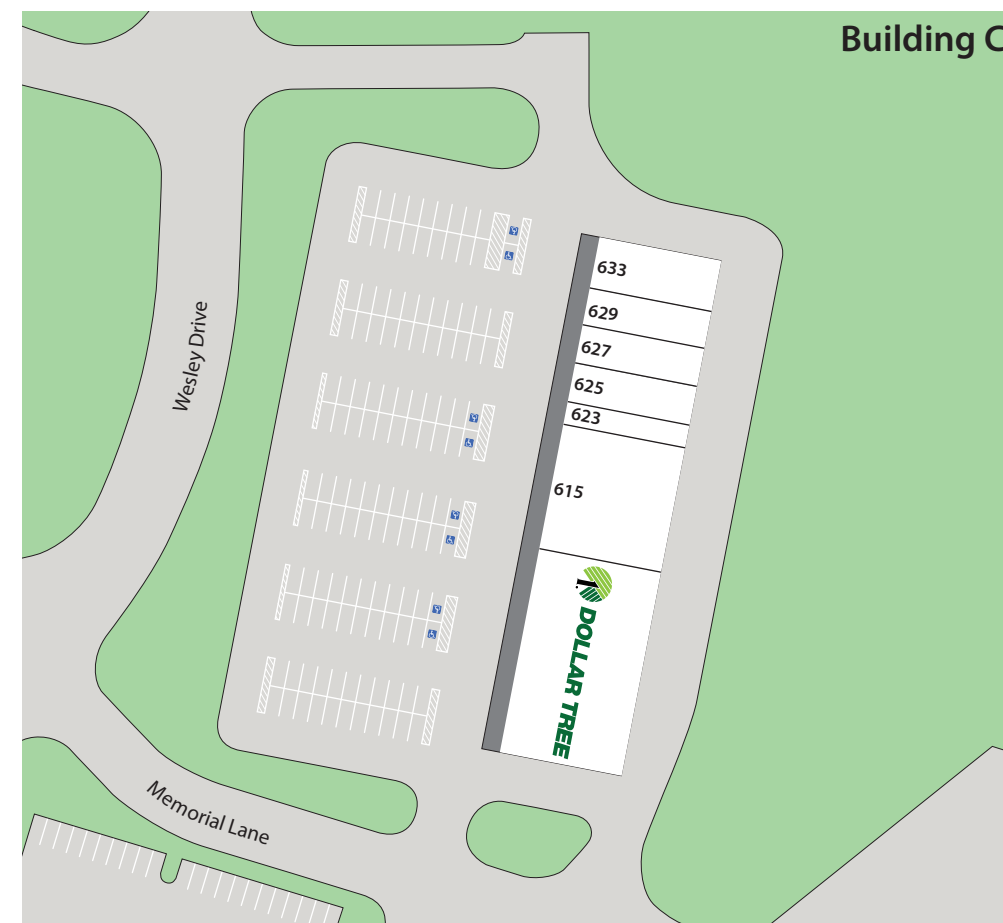
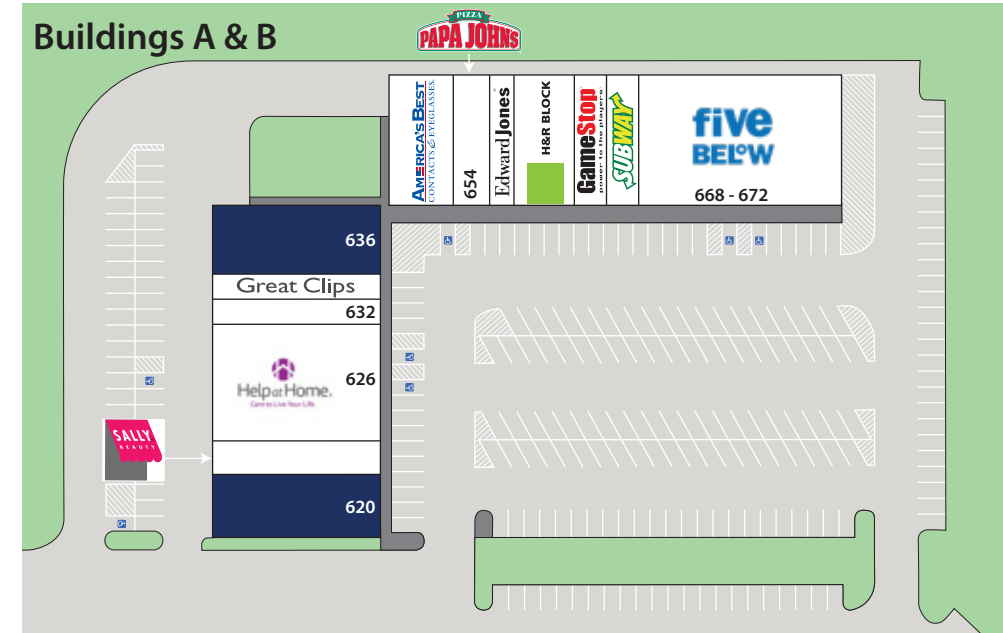


WATCH PROPERTY VIDEO

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For leasing information, please contact:
Gary Block
 gblock@broadreachretail.com | 443.890.1538

www.broadreachretail.com



Suite	Tenant	SF
620	Available	4,000
624	Sally Beauty	2,000
626	Help @ Home	7,000
632	Vapor Maven	1,500
634	Great Clips	1,500
636	Available	4,000
650	America's Best Contacts	3,200
654	Papa John's	1,800
656	Edward Jones	1,200
658	H&R Block	3,000
662	Gamestop	1,600
664	Subway	1,600
668-672	Five Below	9,947
633	Wood River Chiropractic	2,400
629	I Vape & Tobacco	2,000
627	TD Nail Spa	2,000
625	Total by Verizon	2,000
623	Eyebrow Threading Spa	1,200
615	China Buffet	6,400
603	Dollar Tree	10,400
OP 1	Wendy's	
OP 2	Taco Bell	
OP 3	Steak 'n Shake	

Wood River Plaza

662 Wesley Drive

Wood River, Illinois 62095



Building A



Suite	Tenant	SF
620	Available	4,000
624	Sally Beauty	2,000
626	Help @ Home	7,000
632	Vapor Maven	1,500
634	Great Clips	1,500
636	Available	4,000

Building A

Building B



650	America's Best Contacts	3,200
654	Papa John's	1,800
656	Edward Jones	1,200
658	H&R Block	3,000
662	Gamestop	1,600
664	Subway	1,600
668 - 672	Five Below	9,947

Building B

Building C



633	Wood River Chiropractic	2,400
629	I Vape & Tobacco	2,000
627	TD Nail Spa	2,000
625	Total by Verizon	2,000
623	Eyebrow Threading Spa	1,200
615	China Buffet	6,400
603	Dollar Tree	10,400

Building C

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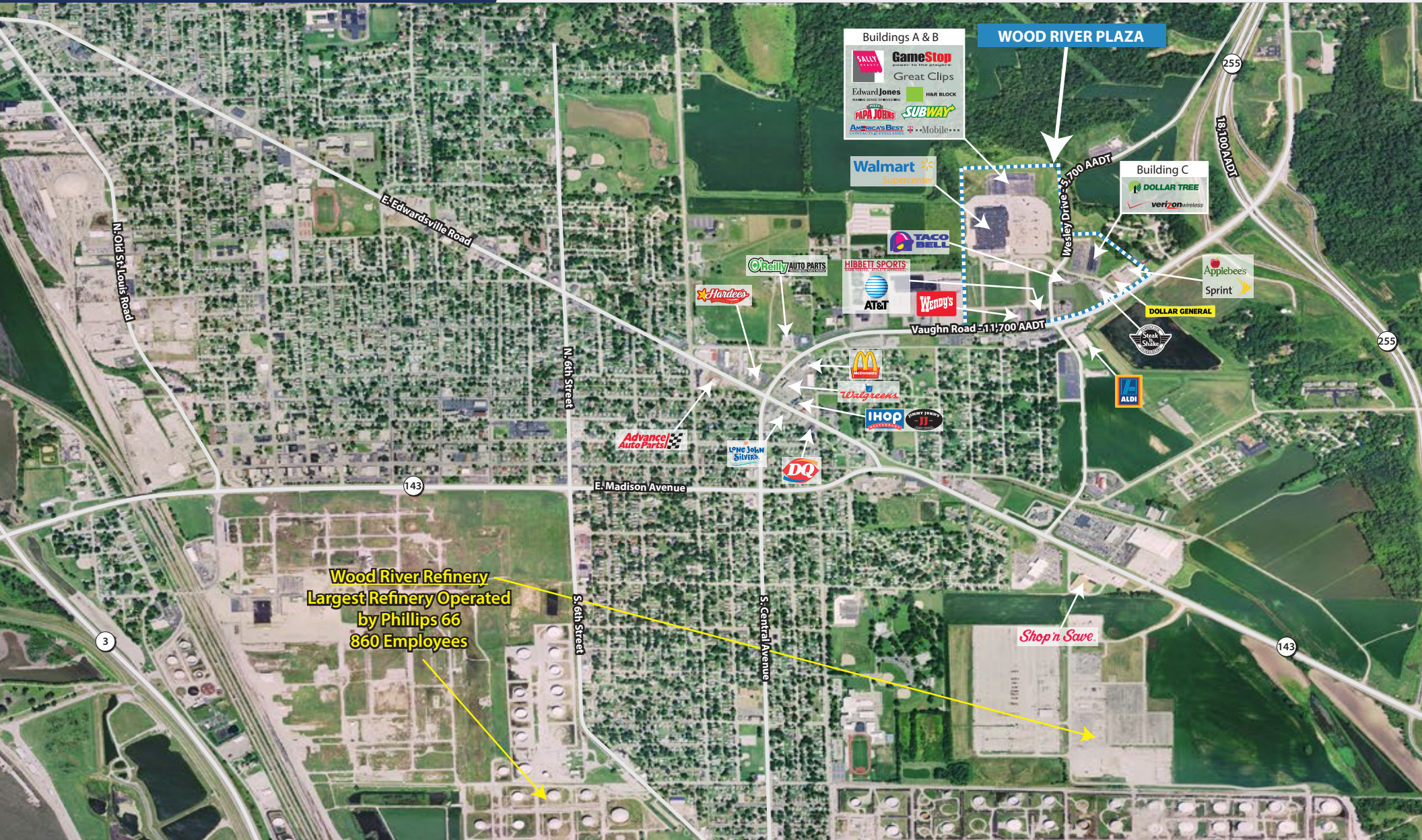
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