

For Sale

NAIDESCO

The Crossings at Northwest

500 NW Plz Dr., St Ann, MO 63074



**OUTLOT
Available**



Property Highlights



For Sale
1.08 Acres



**Interior Outlot
Development Opportunity**



**High Visibility with
Excellent VPD**



**Sale Price: \$846,800
(\$18.00/SF)**

For more information, please contact:



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Property Features

- 1.08 acre interior outlet for sale
- Directly adjacent to Edge Fitness
- Drive-thru permitted
- Access from both Lindbergh Blvd and St Charles Rock Rd
- Parking Ratio = 5.88/1,000
- Part of a 100,000 SF new retail development with 850,000 SF of office space on site
- Anchored by Menard's, Edge Fitness, Bob's Discount Furniture & Value City Furniture

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Top-Ranked Retail Destination: Over 115,000 Average Monthly Visitors

Housing some of the most visited retail locations in Missouri (Source: AlphaMaps):

#1 Ruler Foods (out of 6) & **#3** in the U.S.

#2 Jersey Mike's (out of 24)

#2 Regions Bank (out of 47)

#5 First Watch (out of 25)

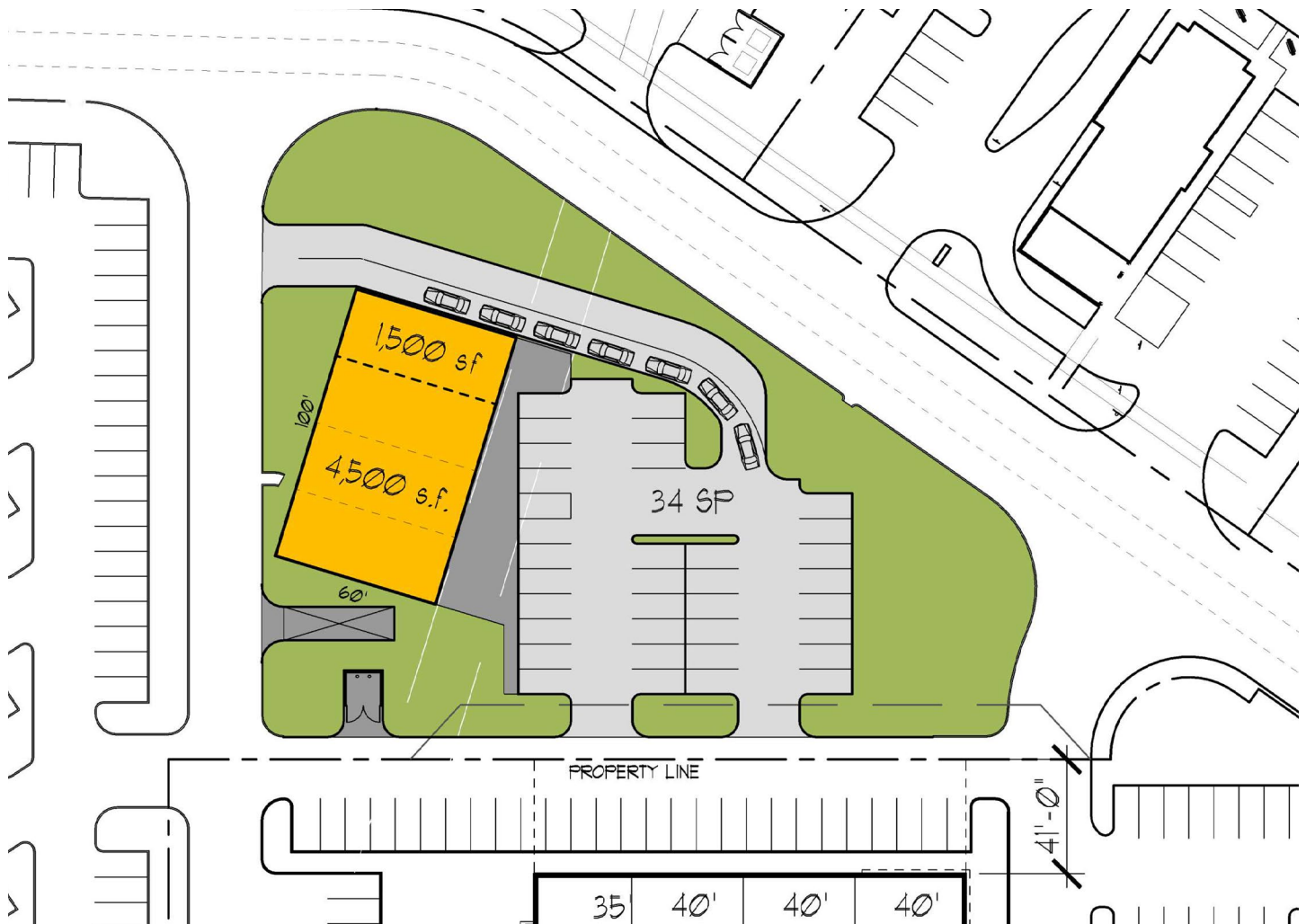
#13 Popeye's (out of 46)

#23 Starbucks location (out of 219)

Overall Site Plan



Conceptual Site Plan



Anchor Tenants Include:

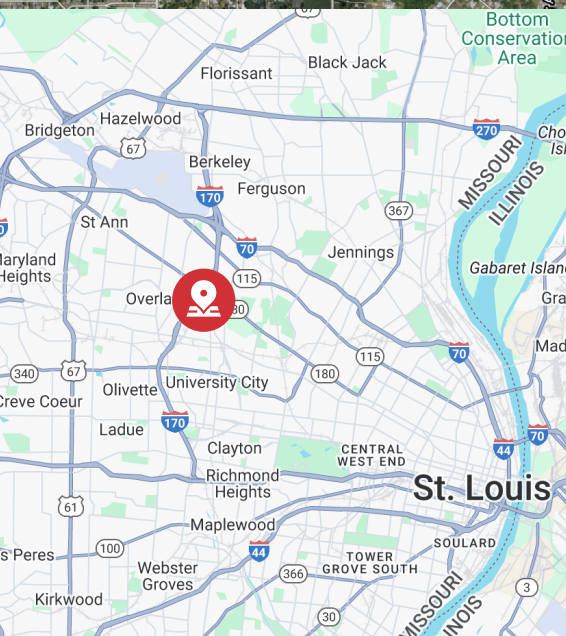


SAINT LOUIS COUNTY
Missouri



VALUE CITY
FURNITURE





Demographics



Population
176,934



Daytime Population
221,348



Avg. HH Income
\$97,114



Households
76,262



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