

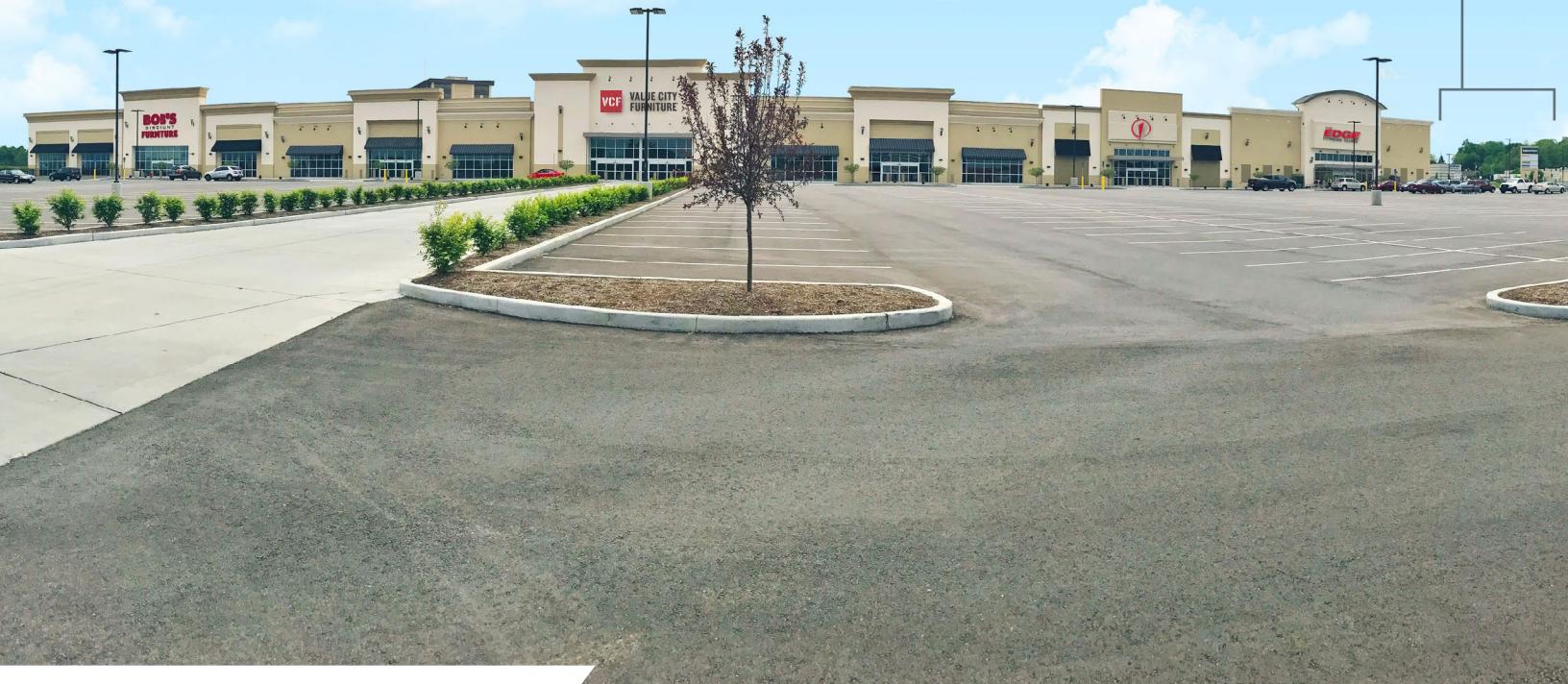
# For Sale

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:



**Peter Sheahan**  
d (314) 994 - 4081  
c (314) 420 - 3095  
psheahan@naidesco.com



**Michelle Goodwin, ccim**  
d (314) 994 - 4944  
c (636) 236 - 9802  
mgoodwin@naidesco.com

**NAIDESCO**  
8112 Maryland Ave, Suite 300  
St. Louis, MO 63105  
(314) 994 - 4800  
[naidesco.com](http://naidesco.com)

## 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

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

## 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:

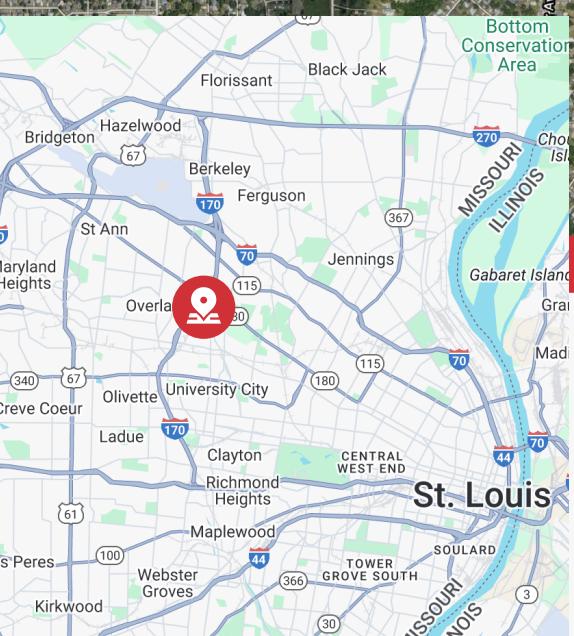


SAINT LOUIS COUNTY  
Missouri





## Demographics



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