

PLAZA STE. GENEVIEVE

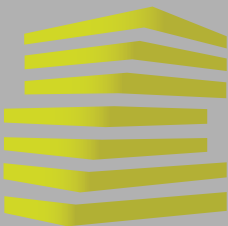
20-180 PLAZA DRIVE

STE. GENEVIEVE, MO

TSC
TRACTOR
SUPPLY®



LOCATION.
commercial real estate



PLAZA STE. GENEVIEVE

NEIGHBORHOOD VIBE

ALEX APTER

JOE LODES

314.818.1562 (OFFICE)

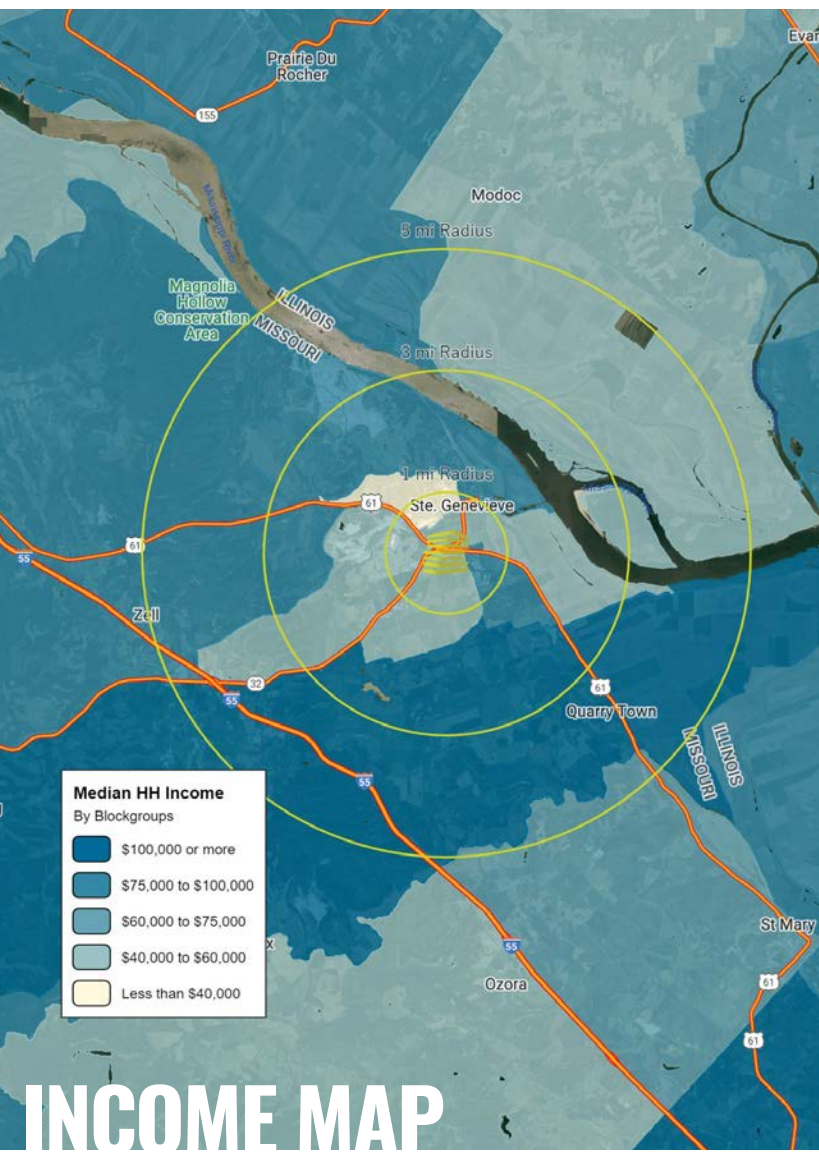
314.818.1564 (DIRECT)

314.488.5900 (MOBILE)

314.852.8234 (MOBILE)

Alex@LocationCRE.com

Joe@LocationCRE.com



TRADE AREA OVERVIEW

Founded in 1735 by French Canadian colonists and settlers from east of the river, Ste. Genevieve was the first organized European settlement west of the Mississippi River in present-day Missouri. Ste. Genevieve's newest trade is tourism and the town is the home to a large variety of antique and specialty shops. A number of Bed & Breakfasts and hotels provide exceptional lodging for those planning an extended stay. Many of these establishments are located in the National Historic Landmark District. There are many exceptional restaurants in Ste. Genevieve with choices ranging from fine dining to lighter fare.

Just north of town is the Ste. Genevieve-Modoc Ferry which the locals like to call "The French Connection." This ferry, two miles north of the Great River Road Interpretive Center on Main Street, takes vehicles and passengers across the Mississippi River to Randolph County, Illinois where visitors can experience more of French Colonial life at the Pierre Menard Home, Fort Kaskaskia, and Fort de Chartres. Hawn State Park and Pickle Springs Natural Area are located west of town and provide its visitors with unique outdoor experiences.

There are special events held throughout the year and the historic downtown area is the focus of many of these events. The French Heritage Festival in June and Jour de Fête, held every August with French colonial activities and over 600 participating artisans and the French are just two of the events held in Ste. Genevieve that appeal to visitors from all over.

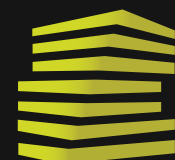
DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	3,828	5,769	6,536
HOUSEHOLDS	1,458	2,200	2,507
EMPLOYEES	3,128	3,597	4,097
MED HH INCOME	\$68,234	\$77,309	\$81,702

AREA RETAIL | RESTAURANTS



DOLLAR GENERAL



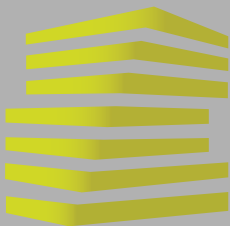
LOCATION.
commercial real estate



REALTY
RESOURCES
MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



PLAZA STE. GENEVIEVE

SITE PLAN

ALEX APTER

JOE LODES

314.818.1562 (OFFICE)

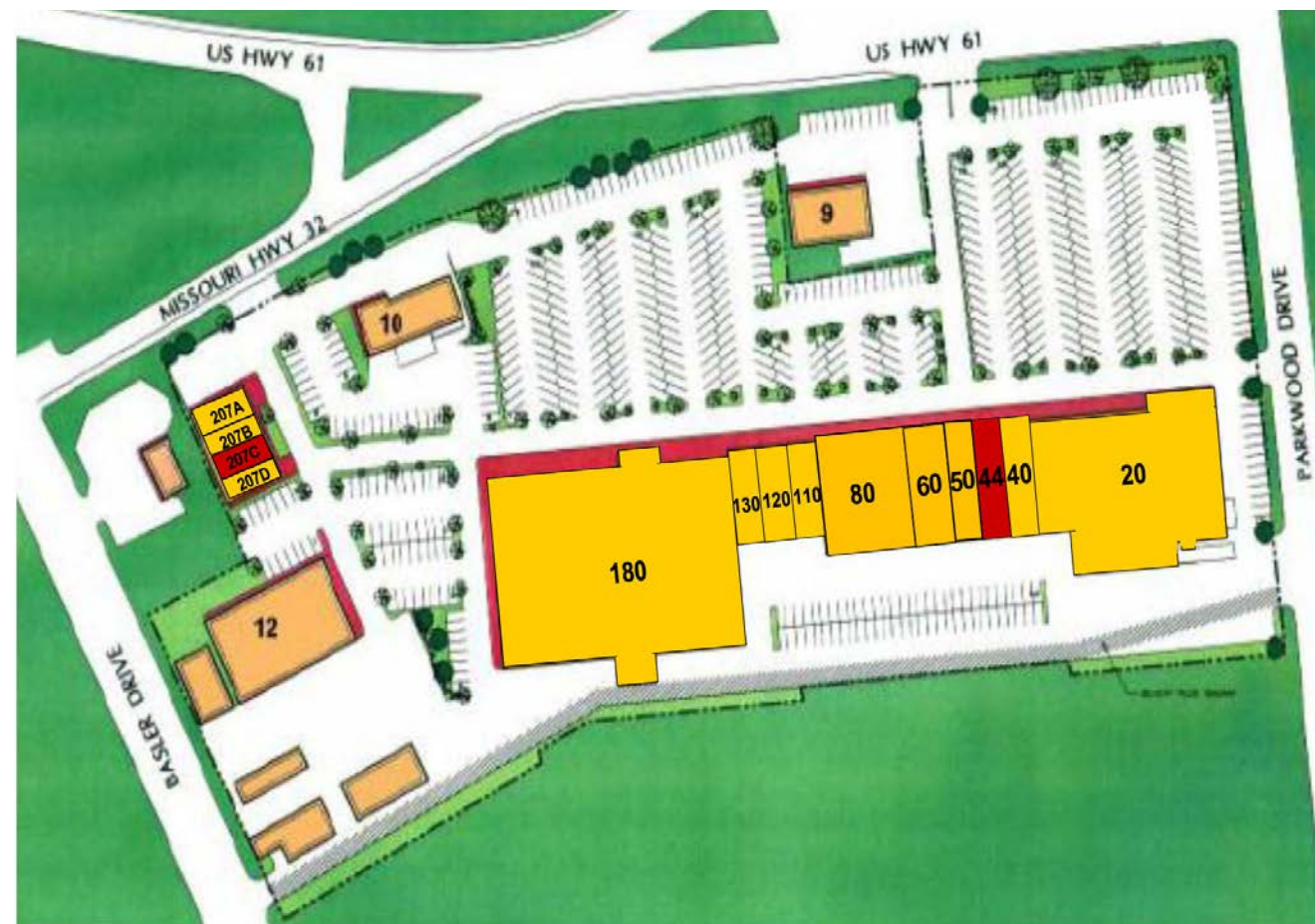
314.818.1564 (DIRECT)

314.488.5900 (MOBILE)

314.852.8234 (MOBILE)

Alex@LocationCRE.com

Joe@LocationCRE.com

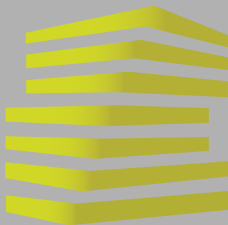


- 1,320 - 3,000 SF AVAILABLE
- LOCATED ON PLAZA DRIVE IN THE HEART OF STE. GENEVIEVE
- DRAWS FROM A BROAD TRADE AREA
- JOIN COUNTRY MART GROCERY STORE, DOLLAR TREE, AND TRACTOR SUPPLY COMPANY

Suite	Tenant	SF
180	Country Mart	42,500
130	Toni's	2,560
120	Medical Office	2,560
110	China King	2,400
80	Dollar Tree	8,000
60	Potential Physical Therapy	5,000
50	Ochs Home Furnishings	3,000
44	AVAILABLE	1,500-3,000
40	Domino's Pizza	2,000
20	Tractor Supply	24,895
9	AutoZone	
10	Plaza Tire Store	
12	HWI Do It Center	

Office/Retail Building	5,280
------------------------	-------

207A	Insurance Office	1,320
207B	Accounting Office	1,320
207C	AVAILABLE	1,320
207D	KT Nails	1,500



PLAZA STE. GENEVIEVE

MARKET AERIAL

ALEX APTER

JOE LODES

314.818.1562 (OFFICE)

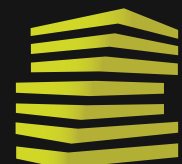
314.818.1564 (DIRECT)

314.488.5900 (MOBILE)

314.852.8234 (MOBILE)

Alex@LocationCRE.com

Joe@LocationCRE.com



LOCATION.
commercial real estate



REALTY
RESOURCES
MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.