



# SmartEquity

Commercial Real Estate and Property Management

A development by Efficacy



## REAL ESTATE DEVELOPMENT

Elevate at the Bridge

4200 Natural Bridge Ave, St. Louis, MO 63115

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# EXECUTIVE SUMMARY

Coming to 4200 Natural Bridge at Clarence Ave, this vibrant 14,000 sq. ft. retail center will bring new dining and shopping options to North St. Louis.

Located within the Elevate at the Bridge campus, the plaza will complement new senior housing developments, including Phase I, a \$20M project featuring 50 modern apartments (affordable and market-rate) with elevator access and amenities designed for comfort and convenience.

Elevate at the Bridge combines housing, retail, and community in one dynamic campus, creating a new standard for senior living and neighborhood revitalization.

## PRE-LEASING



RESTAURANTS



MEDICAL  
USERS



GROCERY



BANKS/  
CREDIT UNION



PROFESSIONAL  
SERVICES



DISCOUNT  
STORE



HEALTH &  
WELLNESS



# EXTERIOR VIEW

14,000 SF  
SQUARE FEET





# RETAIL MAP

