

TOWN & COUNTRY CROSSING

STRATEGICALLY SITUATED 323,365 SF RETAIL POWER CENTER IN
AFFLUENT ST. LOUIS SUBURB.

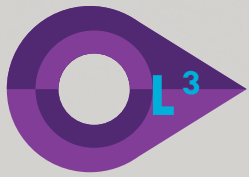
WELCOME

ATHLETA
francesca's
COLLECTORY
Joella's
HOT CHICKEN



L3 CORPORATION
COMMERCIAL REAL ESTATE





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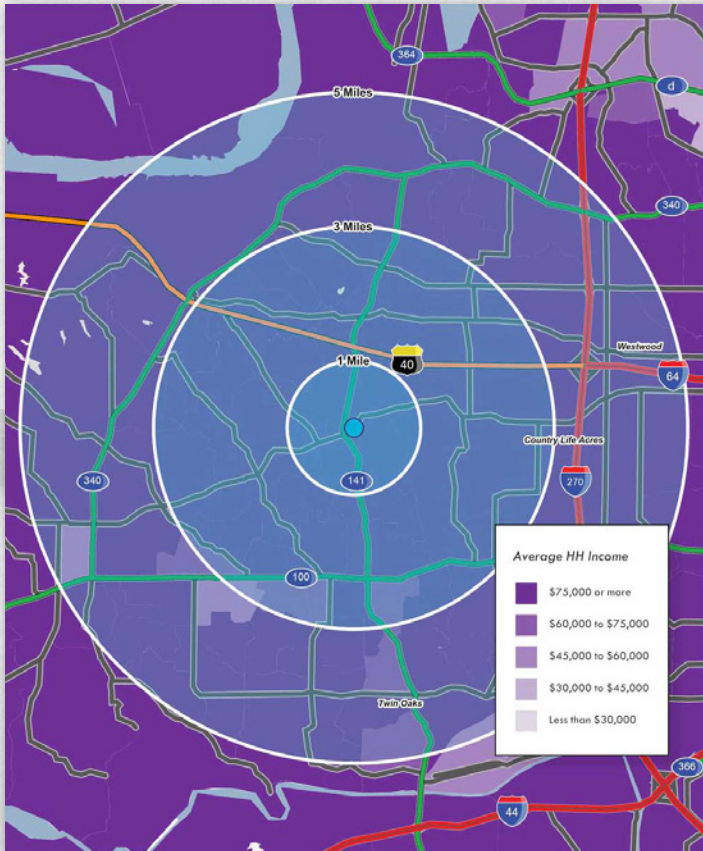
MARKET OVERVIEW

MIKE PETTIT
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PLEASE CONTACT:
CRAIG WIELANSKY
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POPULATION



1 MI
8,684

3 MI
64,111

5 MI
168,975

HOUSEHOLDS



1 MI
3,555

3 MI
25,800

5 MI
69,192

AVG HH INCOME



1 MI
\$186,409

3 MI
\$151,384

5 MI
\$147,866

Town & Country, in West St. Louis County, has the highest median income of any city in Missouri with a population over 10,000 and one of the highest median incomes in the United States. Town & Country was ranked the #1 Safest Place in Missouri by movoto.com and is home to the headquarters of a variety of companies.

Bellerive Country Club has been located in Town & Country since 1960, previously hosting the U.S. Open, Mid-Amateur Championship, PGA Championship, U.S. Senior Open, BMW Championship and Senior PGA Championship. The site hosted the 100th PGA Championship in August 2018.

Also located in Town & Country is Missouri Baptist Medical Center, part of BJC Healthcare and a 489-bed acute care hospital. Missouri Baptist offers world class care for cardiac, cancer, orthopedic, gastrointestinal and women's health services. The hospital is listed as one of the Best Regional Hospitals by U.S. News & World Report, and was named among the nation's 100 Top Hospitals by Thomson Reuters in 2009, 2010 and 2011.

Maryville University is a private coed university located in Town & Country with an enrollment of over 5,000 and offers more than 75 degrees at the undergraduate, masters and doctoral levels. In 2012, Maryville was named the #1 Overperforming University in the Nation by U.S. News & World Report. Town & Country is home to a plethora of private high schools including Principia, Visitation Academy, Christian Brothers College (CBC) and Westminster Christian Academy. Students attending public school are served by the Parkway, Rockwood, Kirkwood and Ladue School Districts.



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SITE PLAN

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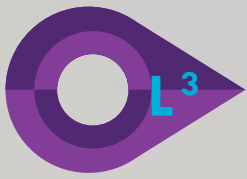
TENANT INDEX

MAJOR C	STEIN MART	31,000
MAJOR D	HOME GOODS	19,672
MAJ E-1160	WHOLE FOODS MARKET	55,012
B1228	AVAILABLE	1,685
B1232	SWEETOLOGY	1,800
B1236	MUSIC & ARTS	2,122
B1240	ATHLETA	3,425
D1164	AVAILABLE 7/1/2019	1,500
D1168	AJ NAILS	1,556
D1172	GREAT CLIPS	1,160
D1176	LAURIE SOLET	1,783
D1184	GINGER BAY SALON AND SPA	2,800
D1186	MOD ON TREND	1,555
D1188	FRANCESCA'S	1,591
D1200	VERIZON	1,555
D1208	THREE DOG BAKERY	1,500
G1130	FIRST WATCH	3,344
G1134	COOPER'S HAWK WINERY AND RESTAURANT	9,000
H1086	COLDWELL BANKER GUNDAKER	9,065
H1122	AVAILABLE	1,857
J1070	JOELLA'S HOT CHICKEN	4,005
J1082	QDOBA MEXICAN GRILL	2,509
K1054	NAPOLI 2	3,711
K1066	WASABI SUSHI BAR	3,124
L1028	CLARKSON EYECARE	1,934
L1032	BANK OF AMERICA	1,096
L1036	VICTORY MEN'S HEALTH	2,867
L1044	MR. GOODCENTS	1,420
L1048	THE BAR METHOD	1,407
M1012	FEDEX OFFICE	1,875
M1016	VETERINARIAN	2,560
M1024A	MATHNASIUM	1,549
M1024B	STARBUCKS	1,597
OLN1000	PNC BANK	3,777
PROPOSED BLDG P	AVAILABLE	8,106



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PHOTOS & DETAILS

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- STRATEGICALLY SITUATED WEST OF THE INTERSECTION OF HIGHWAY 141 AND CLAYTON ROAD
- ANCHORED BY TARGET, WHOLE FOODS, STEIN MART AND HOMEGOODS
- SURROUNDED BY A DENSE RESIDENTIAL POPULATION AND AFFLUENT SUBURB
- DIRECT ACCESS FROM HIGHWAY 141
- 1,500 - 8,106 SF INLINE SHOP SPACE AVAILABLE
- ASKING \$33.00-\$35.00 PSF; NNN ESTIMATED AT \$8.00 PSF



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ZOOM AERIAL

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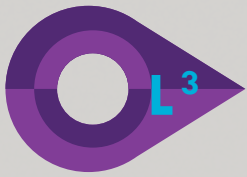
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