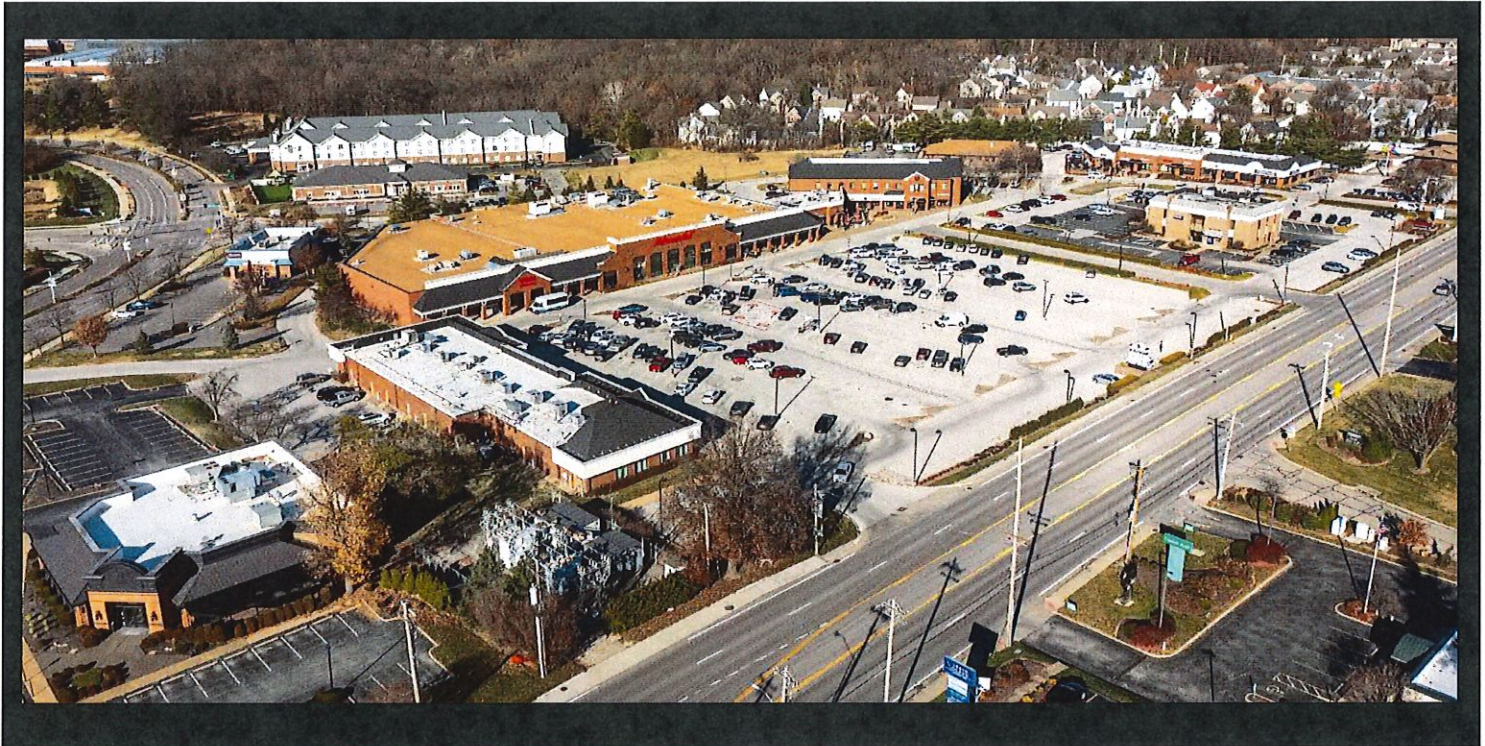


HILLTOWN VILLAGE CENTER – SPACE AVAILABLE FOR LEASE

At the Corner of Olive Blvd & Chesterfield Pkwy



PROPERTY DEMOGRAPHICS

	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	5,773	44,088	108,299
Households:	2,641	18,050	43,412
Avg HH Inc:	\$126,240	\$174,278	\$167,160
Traffic Counts:	Annual Average Daily Traffic (AADT)		
Olive Blvd:	33,707	Chesterfield Parkway: 9,545	

PROPERTY HIGHLIGHTS

- 148,824 TOTAL SF
 - SPACE AVAILABLE:
 - SUITE 128 – 1,406 SF
 - CURRENT TENANTS INCLUDE SCHNUCK'S, FIRST WATCH, U.S. BANK, AND MELLOW MUSHROOM
 - LOCATED ALONG OLIVE BLVD LESS THAN A MILE FROM HWY 40
- LEASE RATE: \$22 PSF

CONTACT INFORMATION

Contact

Reed Montgomery

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(314) 779-8889 (cell)

andrew.montgomery@montgomeryig.net

The information contained herein has been given to us by reliable sources. All information should be verified prior to lease.



13303 Manchester Rd. St. Louis, MO. 63131

Tenant / Building Roster

Bldg.	Tenant	Area
A	Multi-Tenant Retail	12,741sf
B	Daylight Donuts	3,000sf
C	Scinuck's	60,708sf
D	Multi-Tenant	22,156sf
E	US Bank	9,466sf
F	Mellow Mushroom	6,900sf
G	Multi-Tenant-Retail	14,933sf
H	Mini-Skool	6,300sf
I	West Co. Day School	12,559sf



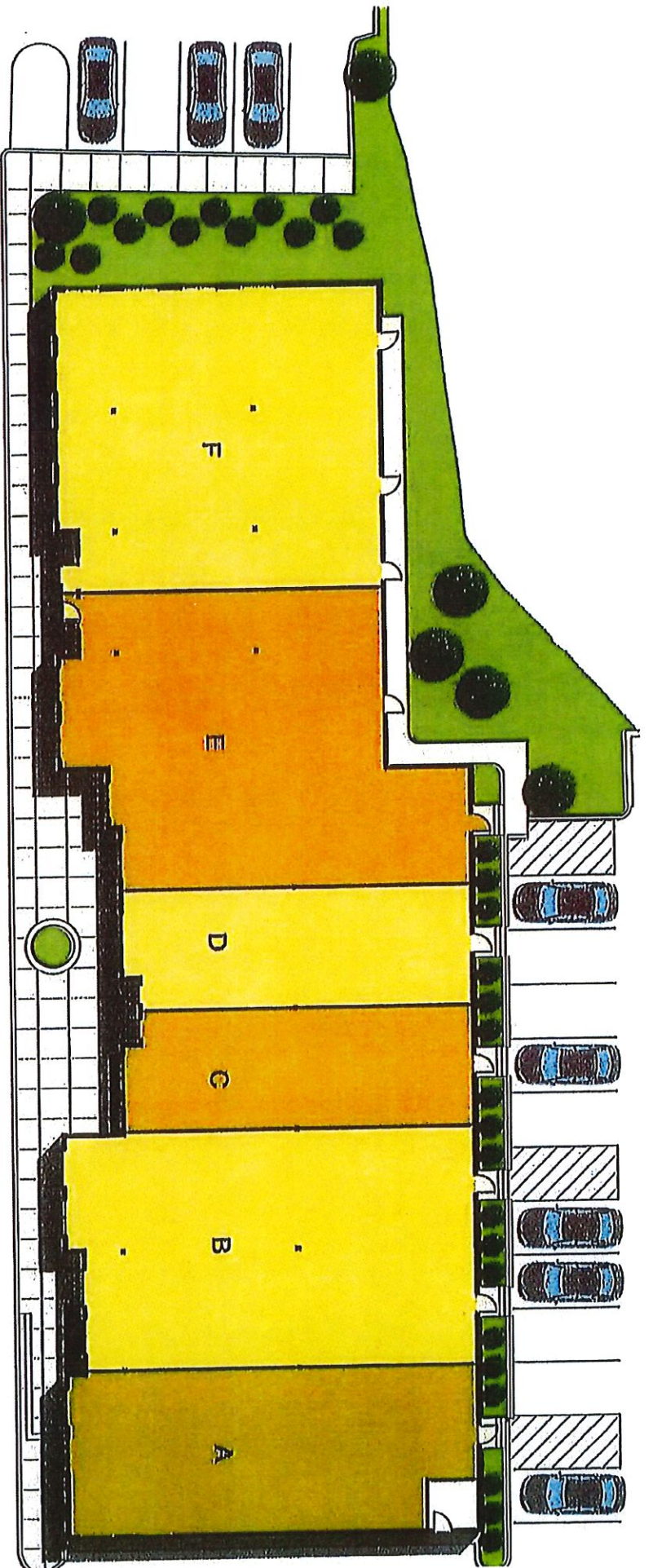
Overall Site Plan
N.T.S.



Montgomery Properties
20 Allen Avenue, Ste. 341
St. Louis, MO 63119
314-968-8033

Hilltown Village
Olive Boulevard
Chesterfield, Missouri

ARCHITECTURES SP
2225 Big Bend Boulevard / Suite 100, St. Louis, MO 63114
OFFICE: 314.551.5500 / FAX: 314.551.5501 / WWW.ACHITECTURES-SP.COM



Building "A" Plan

N.T.S.



Tenant Roster

Space	Tenant	Suite No.	Area
A	Thai Sawadee	171	1,891sf
B	Dentist	173 & 175	2,740sf
C	Prime Aesthetic	177	1,200sf
D	Available	179	1,200sf
E	El Troquero	185	3,470sf
F	Eye Level	187	2,240sf
Total			12,741sf



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Chesterfield, Missouri

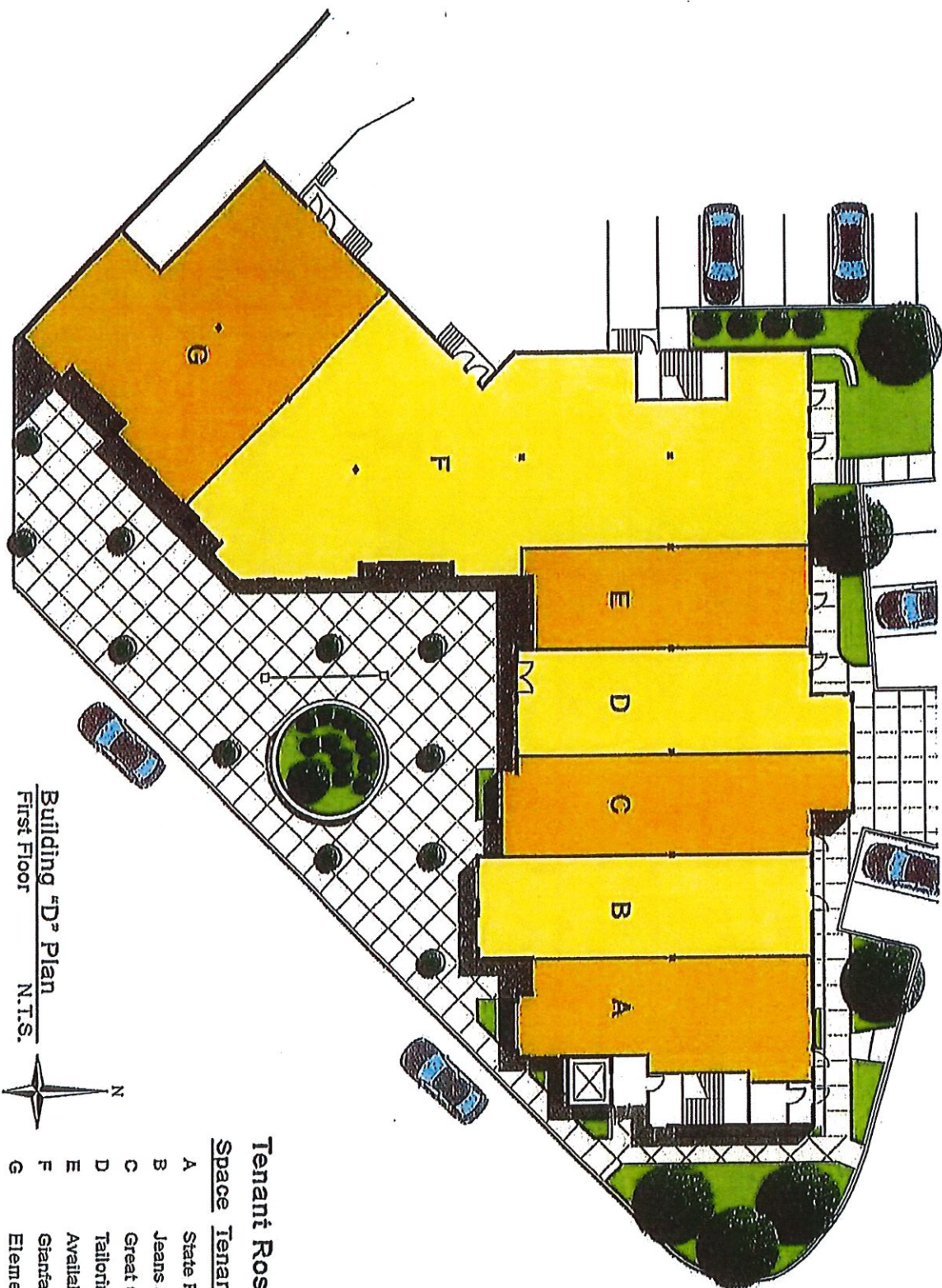
ARCHITECTURES SP
8725 Big Bend Boulevard / Suite Level, MO 63123
OFFICE: 314-571-5500 WEB: www.arp-arch.com 1-877-520-5200



Montgomery Properties
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Hilltown Village
Olive Boulevard
Chesterfield, Missouri

ARCHITEXTURES SP
2225 Big Bend Boulevard / Suite 100, MO 63119
OFFICE: 314-581-1500 FAX: 314-581-1501
3-7-2002



Tenant Roster

Space	Tenant	Suite No.	Area
A	State Farm	115	1,260
B	Jeans Jackets & Jewels	117	1,312
C	Great Clips	119	1,335
D	Tailoring	121	1,335
E	Available	123	1,165
F	Gianfabio's	127	4,780
G	Elements Massage	133	2,520
Total			13,707

Building "D" Plan
First Floor
N.T.S.





Building "G" Plan
N.T.S.



Tenant Roster

Space	Tenant	Suite No.	Area
A	First Watch	120	3,797sf
B	Club Pilates	122	1,519sf
C	Available	126	1,554sf
D	Nail Tech	128	1,406sf
E	Available	130	1,543sf
F	Tees and Embroidery	132	1,406sf
G	Harpo's	136	3,780sf
Total			14,993sf



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