



Contact Information:
Madeline Doerge
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ASTRA WAY

Located just northwest of Interstate 55, Astra Way has tremendous exposure to over 33,000 vehicles traveling on Highway 141. Directly across Missouri State Road is the Arnold Recreation Center and Arnold Community Library, which together bring over 300,000 regional visitors annually. Jefferson College is host to approximately 3,100 students each semester, who drive past this center daily. The possibilities are endless with the open floor plans at Astra Way.

- **Current tenants include:**



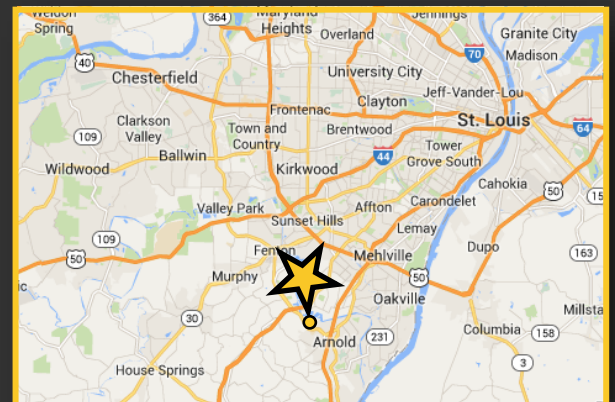
Intersection of Highway 141 & Astra Way Arnold, MO

[DEMOGRAPHICS]

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Med. Household Income	\$58,149	\$64,812	\$67,360
Total Population	5,597	45,626	122,636
Daytime Employment	1,803	14,050	33,645

[AVERAGE DAILY TRAFFIC]

Highway 141 33,483 VPD



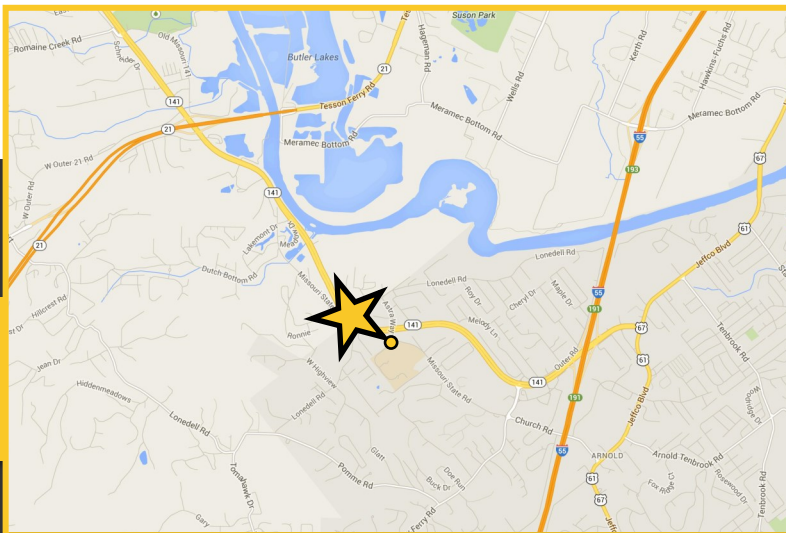
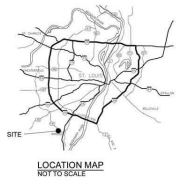
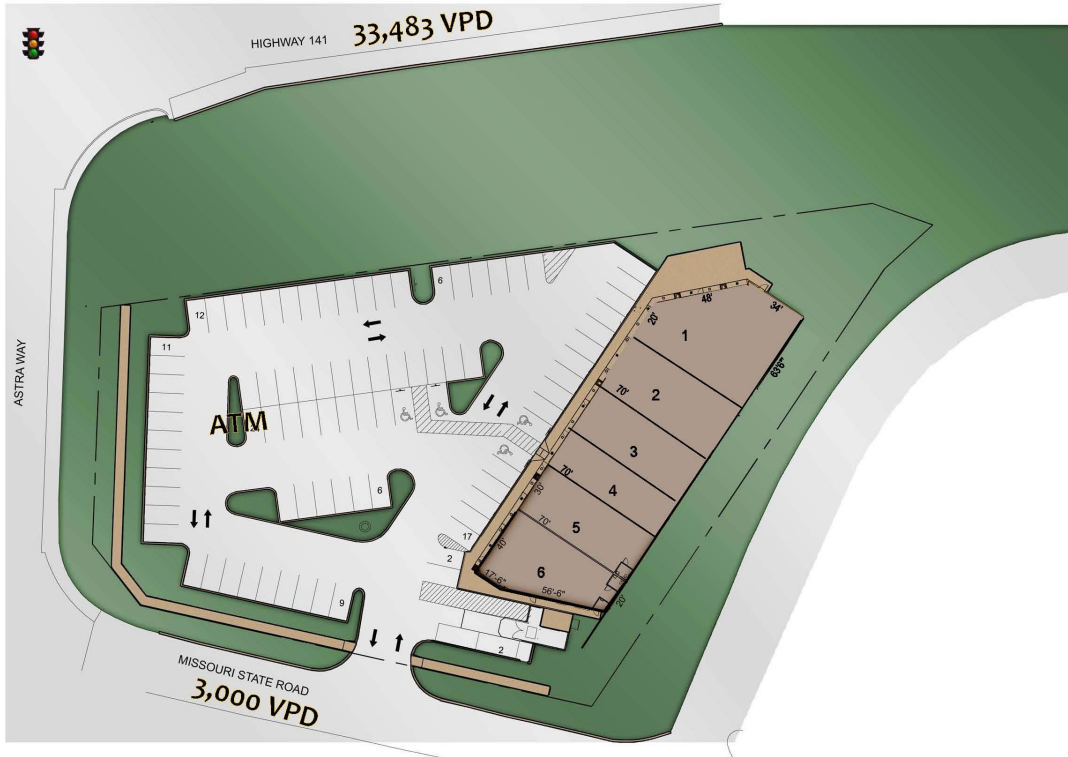
GOOD NEWS FOR PEOPLE ON THE GROW.

G.J. Grewe Brokerage & Development LLC 9109 Watson Rd., 4th Floor, St. Louis, MO 63126

www.gjgrewe.com

RETAIL SPACE

1. DENTURES & DENTAL SERVICES, LLC	3,847 S.F.
2. SUBWAY	1,812 S.F.
3. AVAILABLE	2,038 S.F.
4. SALON	1,400 S.F.
5. FIRST COMMUNITY CREDIT UNION	2,100 S.F.
6. ARNOLD'S WALK-IN CLOSET	2,220 S.F.



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