

**NEW OUTLOT BUILDING FOR LEASE  
ARNOLD COMMONS**

838 Arnold Commons Drive, Arnold, Missouri 63010



SPACE	STATUS	SF
1	Lowe's	138,684
2	Office Depot	19,984
3	Dollar Tree	10,000
4	National Rent to Own	4,000
5	Miyabi	3,500
6	Spectrum	4,000
7	America's Best	3,200
8	AVAILABLE	1,200
9	AVAILABLE	1,200
10	Sprint	1,600
11	Weight Watchers	1,600
12	GNC	1,293
13	Brown & Crouppen	1,093
14	Salon Meraki	2,508
16	Penn Station	1,554
17	AVAILABLE	1,200
18	AVAILABLE	1,600
19	Jefferson County Dental	2,000
20	The Joint	1,200
21A	AVAILABLE	2,013
21B	St. Luke's Urgent Care	2,670
22	PetSmart	18,119
23	Ross	25,000
24	<b>OUTLOT AVAILABLE</b>	<b>1.92 AC</b>



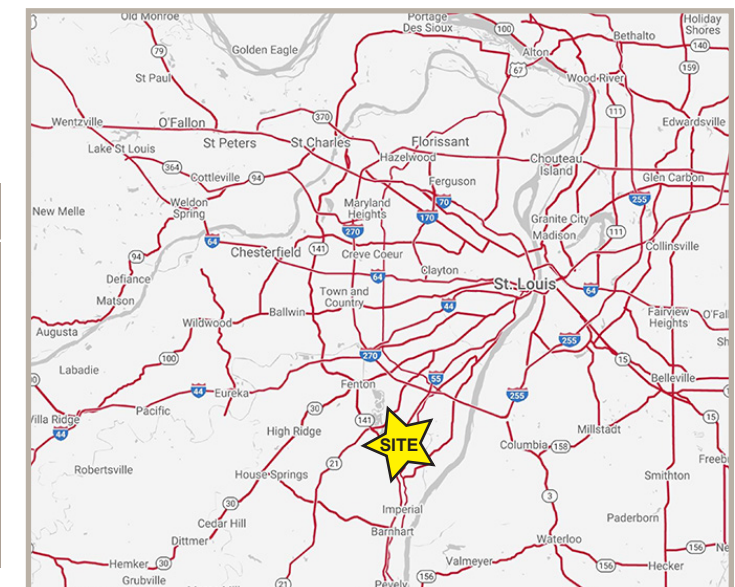
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**OUTLOT AVAILABLE: 1.92 ACRES WITH POSSIBLE DRIVE-THRU**  
**SPACE AVAILABLE: 1,200 - 2,800 SF**  
**LEASE RATE: CALL FOR DETAILS**

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	POPULATION	8,515	52,314
EMPLOYEES	4,525	20,148	43,751
MEDIAN HH INCOME	\$62,187	\$75,123	\$79,399



**CONTACT US FOR MORE INFORMATION**

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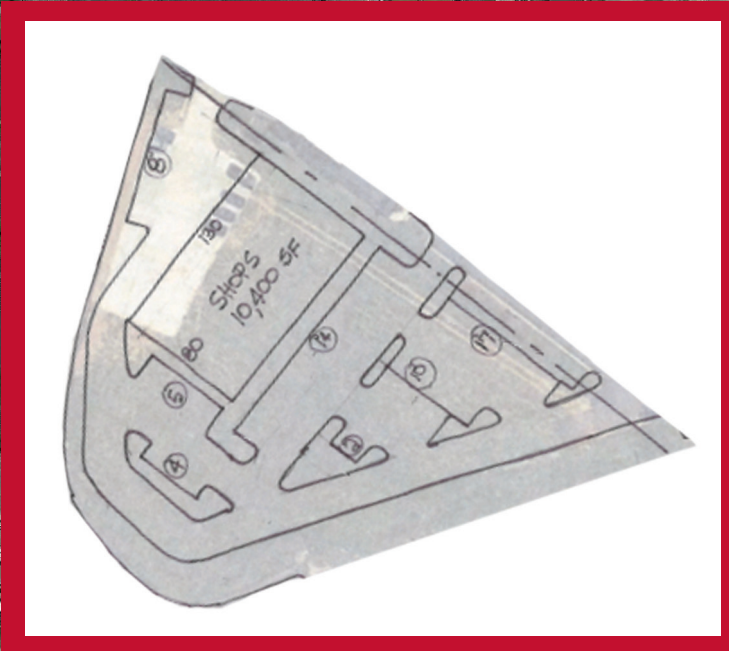
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A MEMBER OF  
**CHAINLINKS**  
 RETAIL ADVISORS

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

**SITE PLAN - OPTION A**



**PROPERTY DETAILS**

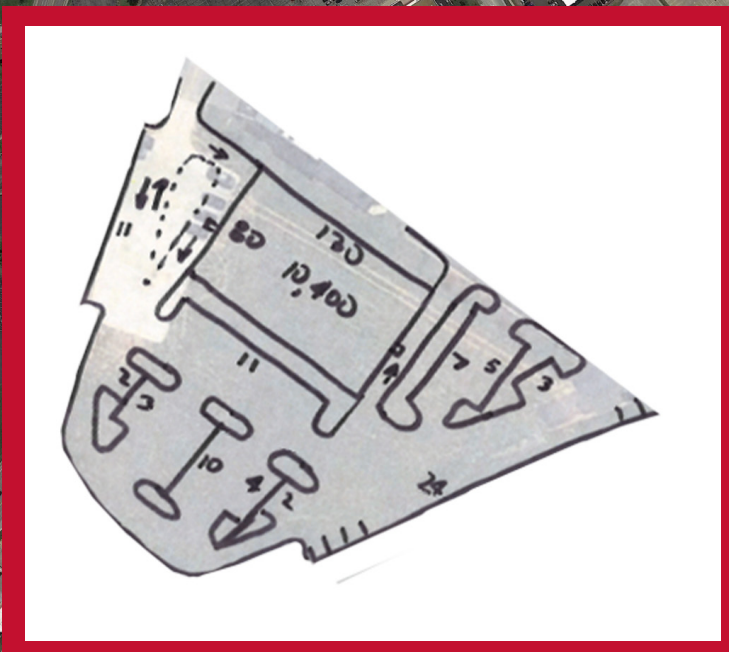
- I-55 and Highway 141 visibility
- Regional trade area
- Grocery and Lowe's anchored
- Located in high growth market
- High demand market with limited availability

**TRAFFIC COUNTS**

I-55: 109,483 VPD  
 Highway 141: 32,836 VPD



**SITE PLAN - OPTION B**



**AREA RETAILERS INCLUDE:**

