



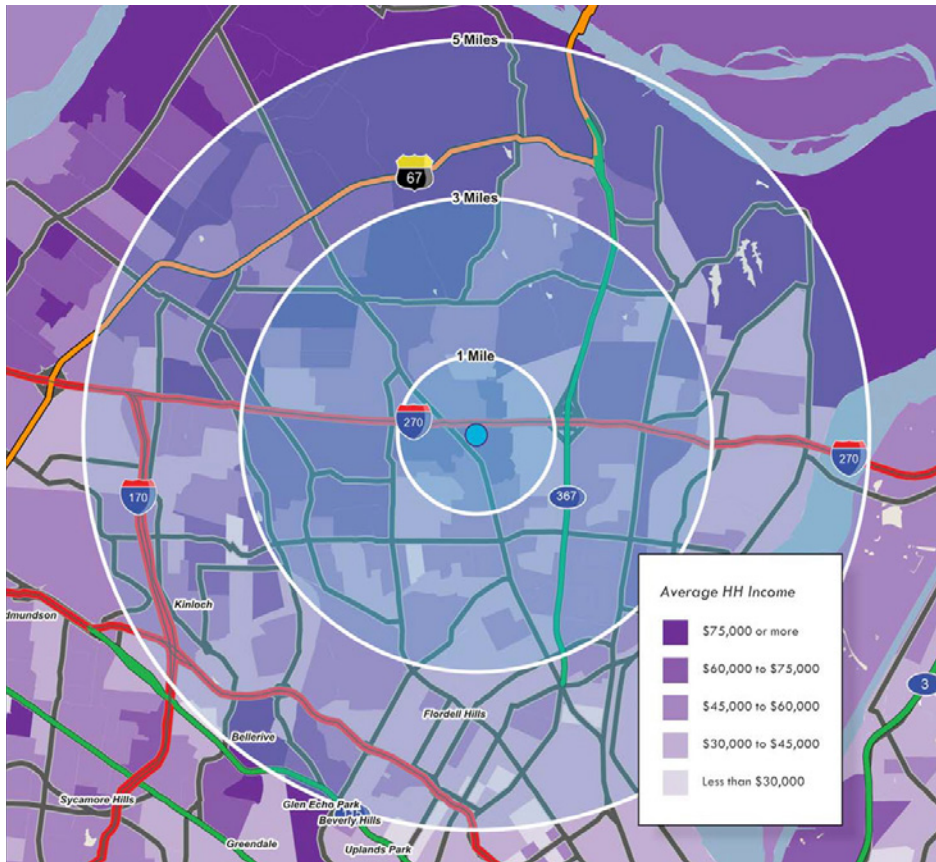
L³ CORPORATION
COMMERCIAL REAL ESTATE






CROSSINGS AT HALLS FERRY

ANCHOR SPACE, JUNIOR ANCHOR SPACE, AND SHOP SPACE AVAILABLE IN
LARGE, DENSE TRADE AREA • 10835 OLD HALLS FERRY ROAD, FERGUSON, MO.

MARKET OVERVIEW



POPULATION		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		12,531	96,780	221,990
HOUSEHOLDS		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		4,833	39,096	88,981
AVG HH INCOME		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		\$56,750	\$56,633	\$58,668

A city of small town charm, unique history and diverse neighborhoods, Ferguson is a community over 21,000 people call home. Ferguson is located adjacent to Florissant, in North St. Louis County with close proximity to Downtown St. Louis and just minutes from Lambert-St. Louis International Airport. Ferguson is home to St. Louis Community College – Florissant Valley, one of the four schools in the St. Louis Community College system.

The headquarters of the Emerson Electric Company is located in Ferguson. Emerson employs approximately 132,000 people in 230 manufacturing locations worldwide. Other Ferguson attractions include the Ferguson Farmers' Market and Ferguson Brewing Company. Northpark, a planned 550-acre premier business park, will be spread over Ferguson and neighboring communities in North St. Louis County.



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The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

S I T E P L A N



Suite	Tenant	SF
1	AVAILABLE	8,113
2-3	AVAILABLE	4,800
4	Subway	1,222
5	R.D. Young Insurance	1,223
6	Creative Nails	1,200
7	UPS Store	1,200
8	Wrags to Riches Hair Salon	1,155
9	Boost Mobile	2,400
10	CSL Plasma	15,000
11	America's Best Contacts & Eyeglasses	4,200
12	AVAILABLE	15,000
13	IHOP	4,200
14	Party City	12,010
15	Downtown Locker Room	4,000
16-17	Rainbow	7,800
18	China Wok	1,200
19	Ashley Stewart	4,000
20	Nu Fashion Beauty	3,000
21	AVAILABLE	47,738

- 4,800 SF - 47,738 SF AVAILABLE
- LOCATED DIRECTLY OFF OF I-270 WITH UNSURPASSED ACCESS AND EXCELLENT VISIBILITY
- ANCHORED BY HOME DEPOT AND PARTY CITY
- ACCESSIBLE FROM NEW HALLS FERRY ROAD, OLD HALLS FERRY ROAD, AND PERSHALL ROAD
- AREA RETAILERS INCLUDE WALMART SUPERCENTER, SAM'S CLUB, ROSS DRESS FOR LESS, ALDI, DOLLAR TREE, SHOE CARNIVAL, AND PLANET FITNESS
- SERVING LARGE, DENSE TRADE AREA
- 109,196 VPD (2016) ON I-270; 20,342 VPD (2013) ON NEW HALLS FERRY ROAD



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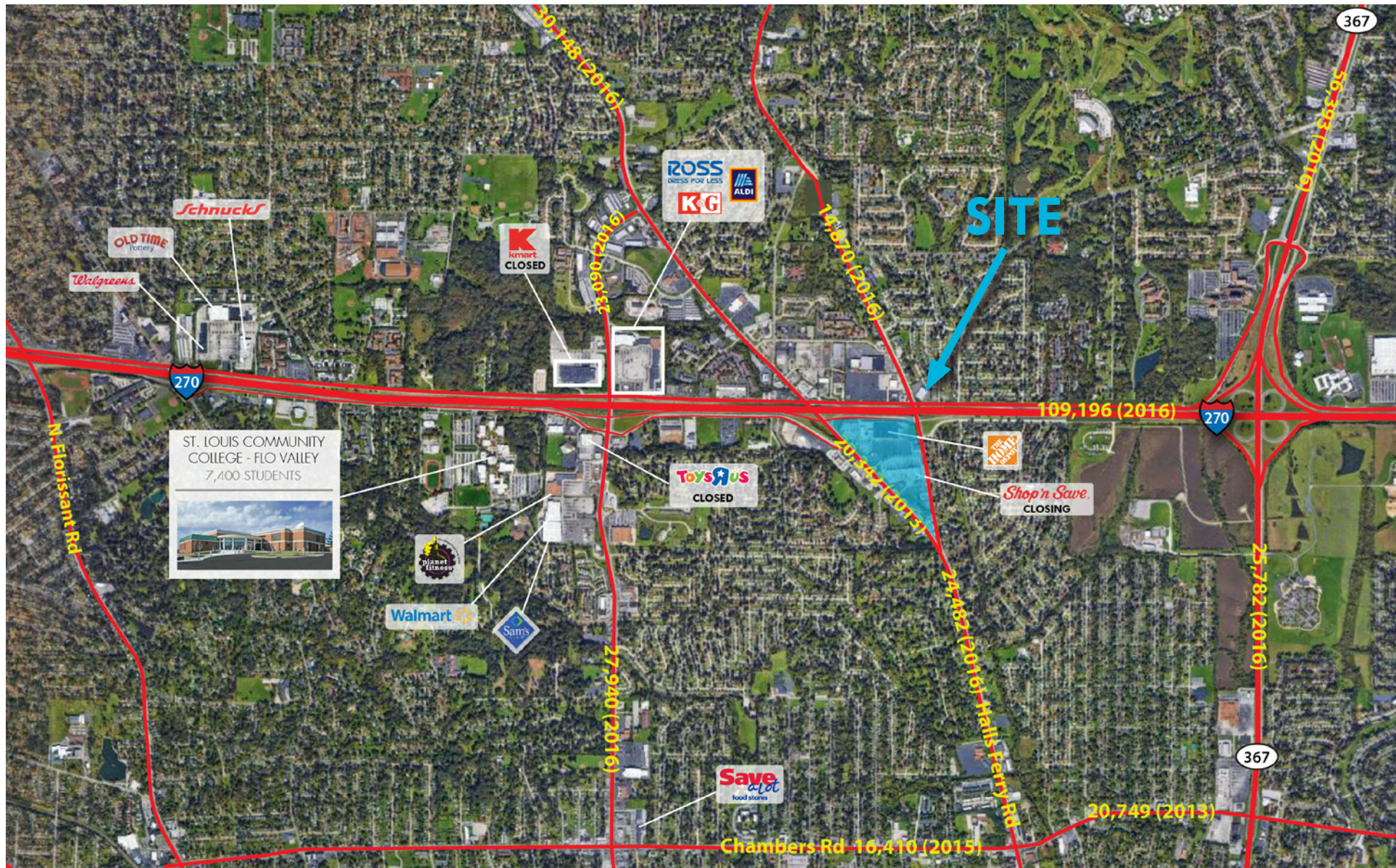
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A E R I A L



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