

# PHOENIX CENTER II



**FOR LEASE**  
**SWC HWY 100 & SOUTH POINT RD . WASHINGTON . MISSOURI**

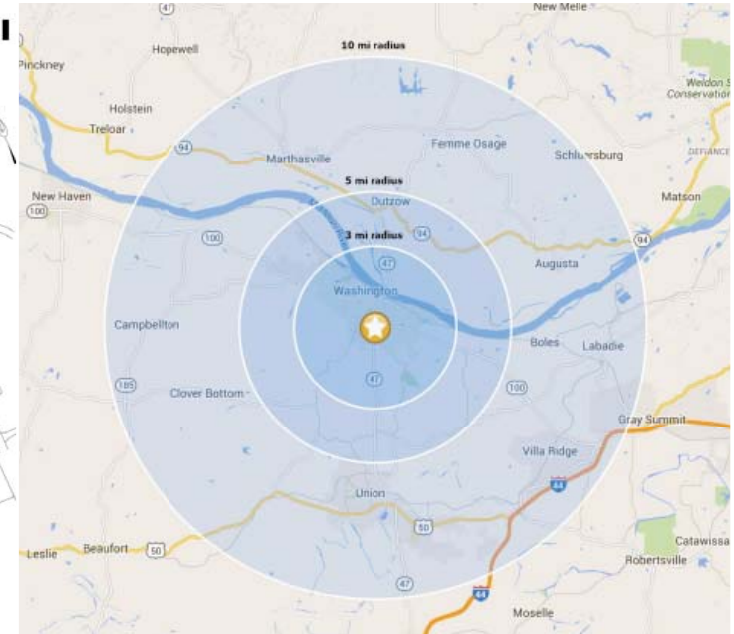
A NEWLY DEVELOPED SHOPPING CENTER LOCATED ON HEAVILY TRAVELED HIGHWAY  
100 IN THE HEART OF THE MAIN RETAIL CORRIDOR OF WASHINGTON, MO.



**L<sup>3</sup> CORPORATION**  
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150  
SAINT LOUIS . MISSOURI . 63141  
314.469.7400 . WWW.L3CORP.NET

# SITE PLAN - DEMOGRAPHICS



	3 MI	5 MI	10 MI
POPULATION	13,580	20,621	51,977
HOUSEHOLDS	5,865	8,618	20,771
AVG HH INCOME	\$70,118	\$69,298	\$68,312

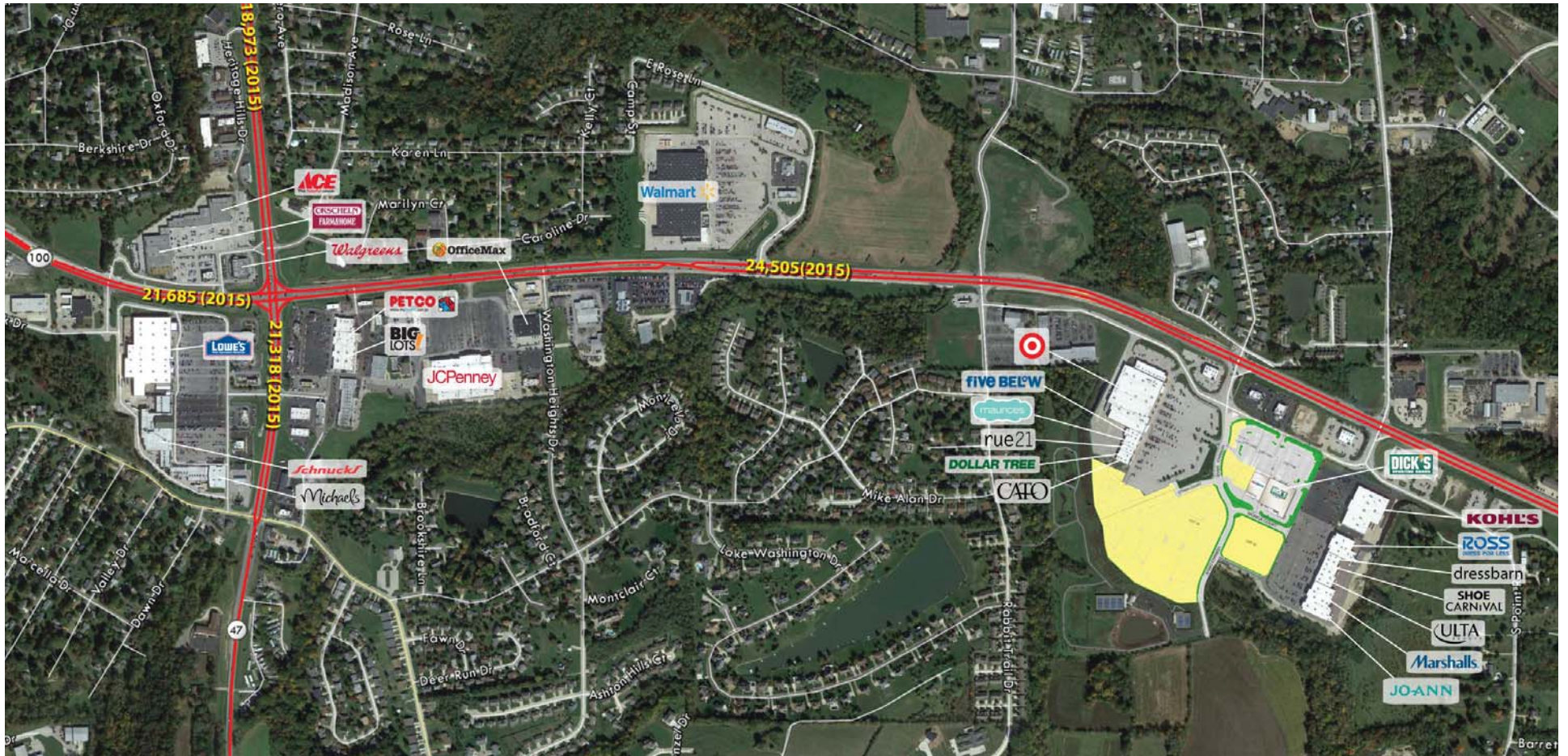
- JOIN RETAILERS SUCH AS TARGET, KOHL'S, SHOE CARNIVAL, DOLLAR TREE, DICK'S SPORTING GOODS, ROSS DRESS FOR LESS, ULTA, DRESS BARN, MARSHALLS AND JO-ANN FABRIC AMONG SEVERAL OTHER NATIONAL TENANTS.
- HIGHLY ACCESSIBLE AND PROMINENT VISIBILITY FROM HIGHWAY 100.
- LOCATED AT SIGNALIZED INTERSECTION ON HIGHWAY 100 (24,505 VPD).
- APPROXIMATELY 50 MILES WEST OF DOWNTOWN ST. LOUIS, MISSOURI.



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