

BARRETT STATION SHOPPING CENTER

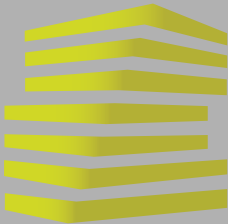
2115-2155 BARRETT STATION RD

ST. LOUIS, MO

AVAILABLE



LOCATION.
commercial real estate



BARRETT STATION SHOPPING CENTER

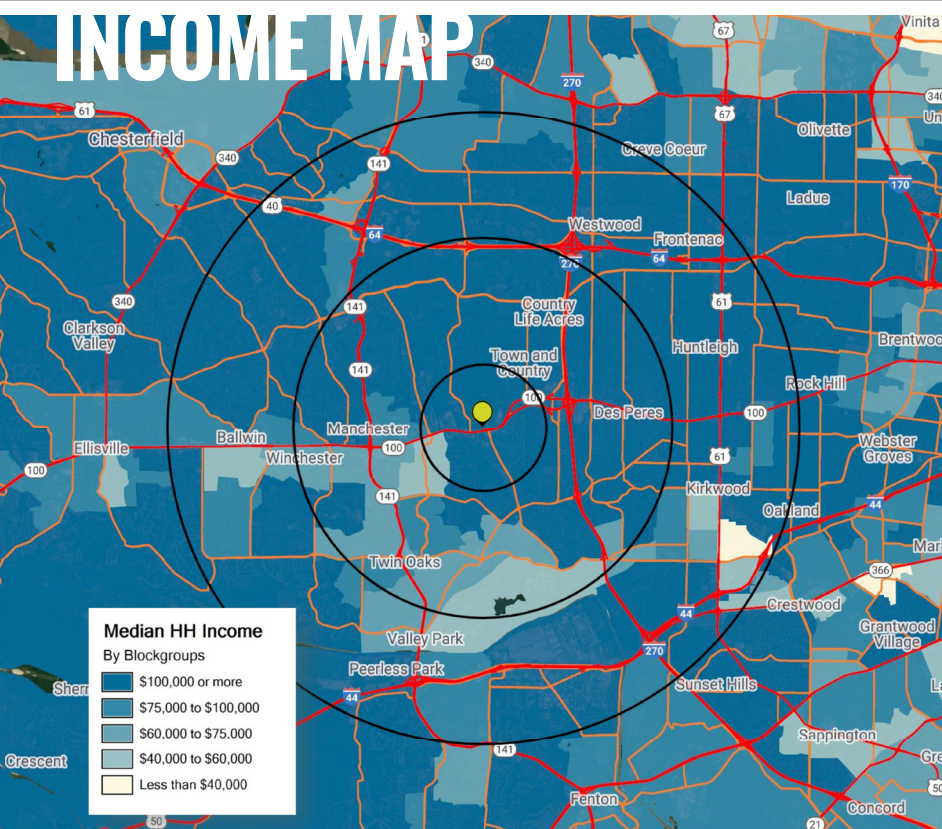
NEIGHBORHOOD VIBE

JOE LODES

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The property is located near Des Peres, MO. The nucleus of Des Peres is centered around the I-270/Manchester Road interchange. The opening of I-270 in 1965 marked the beginning of Des Peres' transition from an agriculturally based area to a modern day hub of commerce. Banks and shopping centers began to crop up, including West County Center which first opened in 1969 as one of the first regional shopping centers in the metropolitan area. Over time, its status was overshadowed by area malls. West County Center has always been extremely important to the financial stability of Des Peres; thus, the city made proactive efforts to revitalize the mall. It was closed in 2001 and rebuilt and reopened the following year. Anchored by Macy's, JC Penney, Nordstrom and Dick's Sporting Goods, it is now known as a premier shopping destination in the St. Louis area.

In the 1970s and 1980s, a wave of commercial growth began with large scale office developments. The Community Federal Building, which is now the Edward Jones Headquarters, was built, followed by substantial progress in additional office developments in the Manchester Road West corridor.

Since the early 2000s, Des Peres continues to grow and develop. After the reconstruction of Manchester Road in 2002, Des Peres Pointe Phases I and II were built, including retailers such as Trader Joes, Panera Bread and Noodles & Co. In 2009, a 75,000 square foot Schnucks was built near West County Center; in 2012, Dierbergs followed suit with a 75,000 square foot store about a mile down the road. As of 2013, approximately 255 businesses are located along Manchester Road in Des Peres.

Des Peres is home to six parks, the most notable of which is Des Peres Park. This 42.5 acre park is home to City Hall and numerous recreational activities, including a lake and trails. Des Peres Hospital is a 143-bed acute care community hospital serving the needs of the area since 1974. Des Peres is also home to Des Peres Cine 14.



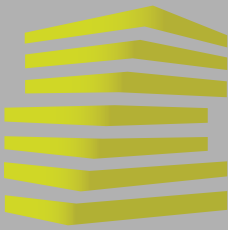
2020 DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME	1 MILE	3 MILES	5 MILES
				5,779	60,522	162,118
				2,336	25,097	67,386
				\$176,535	\$151,514	\$152,432



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SITE PLAN

JOE LODES

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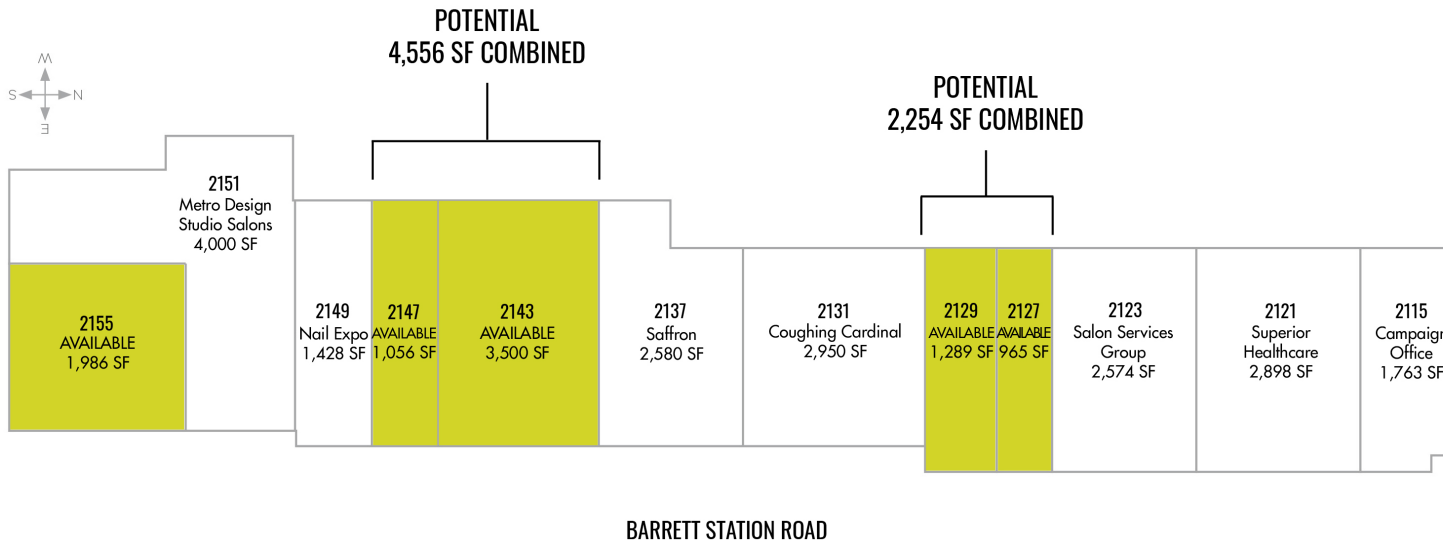
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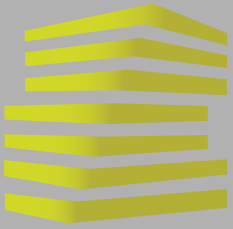
Suite	Tenant	SF
2115	Campaign Office	1,763
2121	Superior Healthcare	2,868
2123	Salon Services Group	2,574
2127	AVAILABLE	965
2129	AVAILABLE	1,289
2131	Coughing Cardinal	2,950
2137	Saffron	2,580
2143	AVAILABLE	3,500
2147	AVAILABLE	1,056
2149	Nail Expo	1,428
2151	Metro Design Studio Salons	4,000
2155	AVAILABLE	1,986

- 1,986 SF END CAP AVAILABLE
- 965 - 4,556 SF INLINE SPACE AVAILABLE
- SHADOW ANCHORED BY SLUMBERLAND FURNITURE
- EXCELLENT VISIBILITY TO MANCHESTER ROAD WITH OVER 40,000 VPD
- SURROUNDING RETAILERS INCLUDE SAM'S CLUB, HOME DEPOT, AT HOME, FRESH THYME, AND TOTAL WINE



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MARKET AERIAL

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MISSOURI BAPTIST HOSPITAL
 2.2 MI NORTH
 2,562 EMPLOYEES
 489 LICENSED BEDS

MERCY HOSPITAL ST. LOUIS
 2.8 MI NORTH
 5,287 EMPLOYEES
 869 LICENSED BEDS