



**Pace Properties**  
 1401 South Brentwood Boulevard  
 Suite 900  
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**Site Plan**



Number	Name	SF	Number	Name	SF
1	Sprint PCS	2,760	8	Sports Authority	40,418
2	Batteries Plus	1,559	9	Deals	15,806
<b>3</b>	<b>Available</b>	<b>6,174</b>	10	Verizon Wireless	3,206
<b>4</b>	<b>Available</b>	<b>4,500</b>	11	O'Charley's	6,799
<b>5</b>	<b>Available</b>	<b>2,400</b>	12	Longhorn Steakhouse	5,500
6	Office Depot	24,500	13	Hooters	4,938
7	Hobby Lobby	55,722			



**INLINE SPACE  
AVAILABLE!**

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**Cave Springs Shopping Center**

3979 Bogey Road  
 St. Peters, MO 63376

**For Lease:**

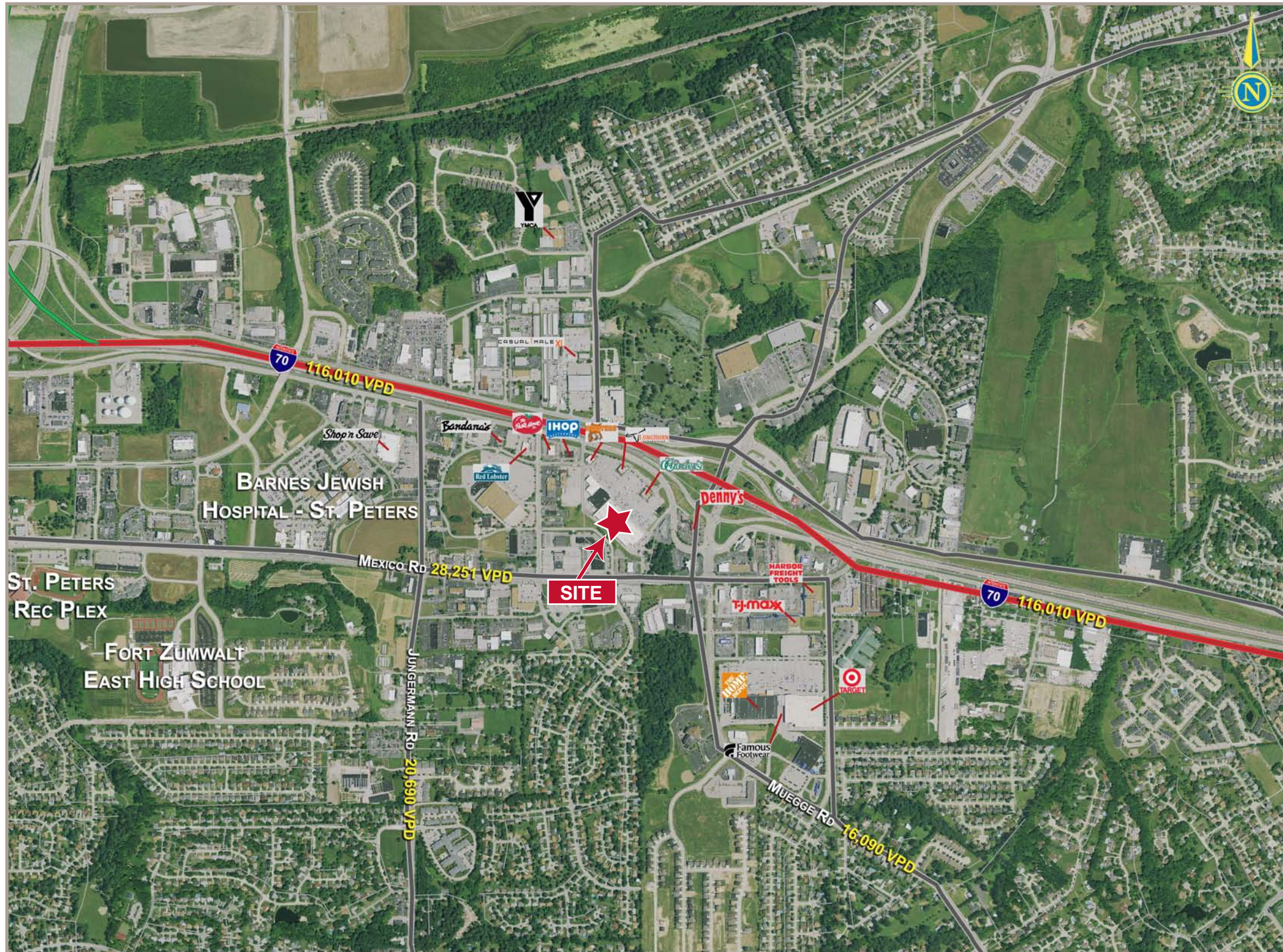
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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, L.L.C. deems reliable, and is subject to change without notice. Owner/landlord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



## Trade Area Aerial



## CAVE SPRINGS SHOPPING CENTER IS ANCHORED BY OFFICE DEPOT, SPORTS AUTHORITY & HOBBY LOBBY

### Cave Springs Shopping Center offers:

- Strong retail trade area
- Tremendous visibility from I-70
- High traffic counts
- Freestanding pylon signage

### Area Retailers Include:

Target, Home Depot, Burlington Coat Factory, TJ Maxx, Office Depot, Hobby Lobby & Sports Authority

### Traffic Counts:

I-70: 116,010 VPD  
Mexico Road: 28,251 VPD

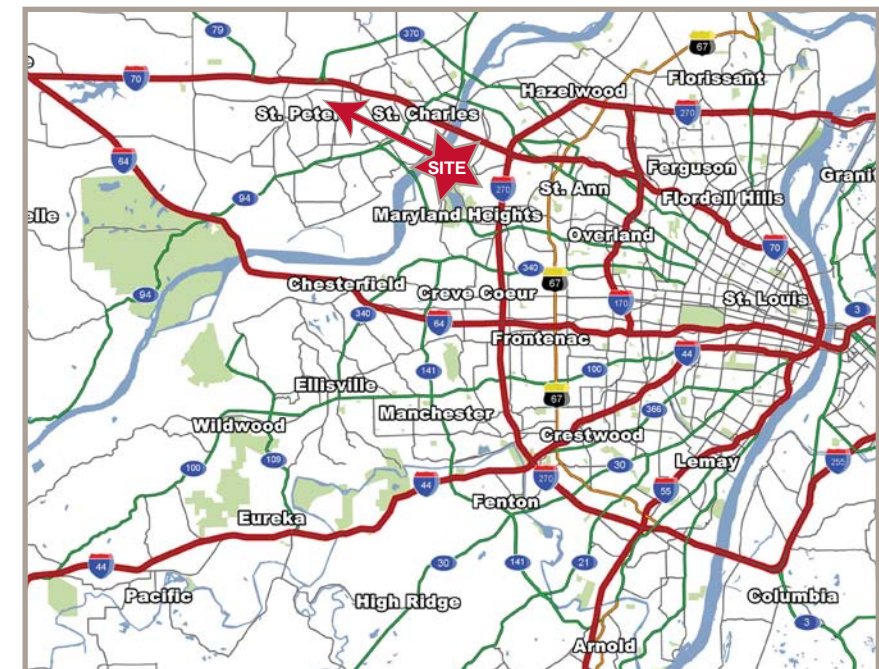
### Space Available:

2,400 - 15,806 SF

### Lease Rate:

\$14/SF, NNN

Demographics	1-Mile	3-Mile	5-Mile
2009 Population	7,663	69,393	156,735
Average Income	\$70,827	\$75,774	\$72,822
Employees	7,307	28,802	67,860



Area Retailers Include:

**Office DEPOT**

**HOBBY LOBBY**

**Burlington TJ-maxx**  
coat factory



**SPORTS AUTHORITY**