

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 |
| 3 | Available | 6,174 | 10 | Available | 3,206 |
| 4 | Available | 4,500 | 11 | O'Charley's | 6,799 |
| 5 | Available | 2,400 | 12 | Longhorn Steakhouse | 5,500 |
| 6 | Office Depot | 24,500 | 13 | Hooters | 4,938 |
| 7 | Hobby Lobby | 55,722 | | | |

**FREESTANDING BUILDING
AVAILABLE!**

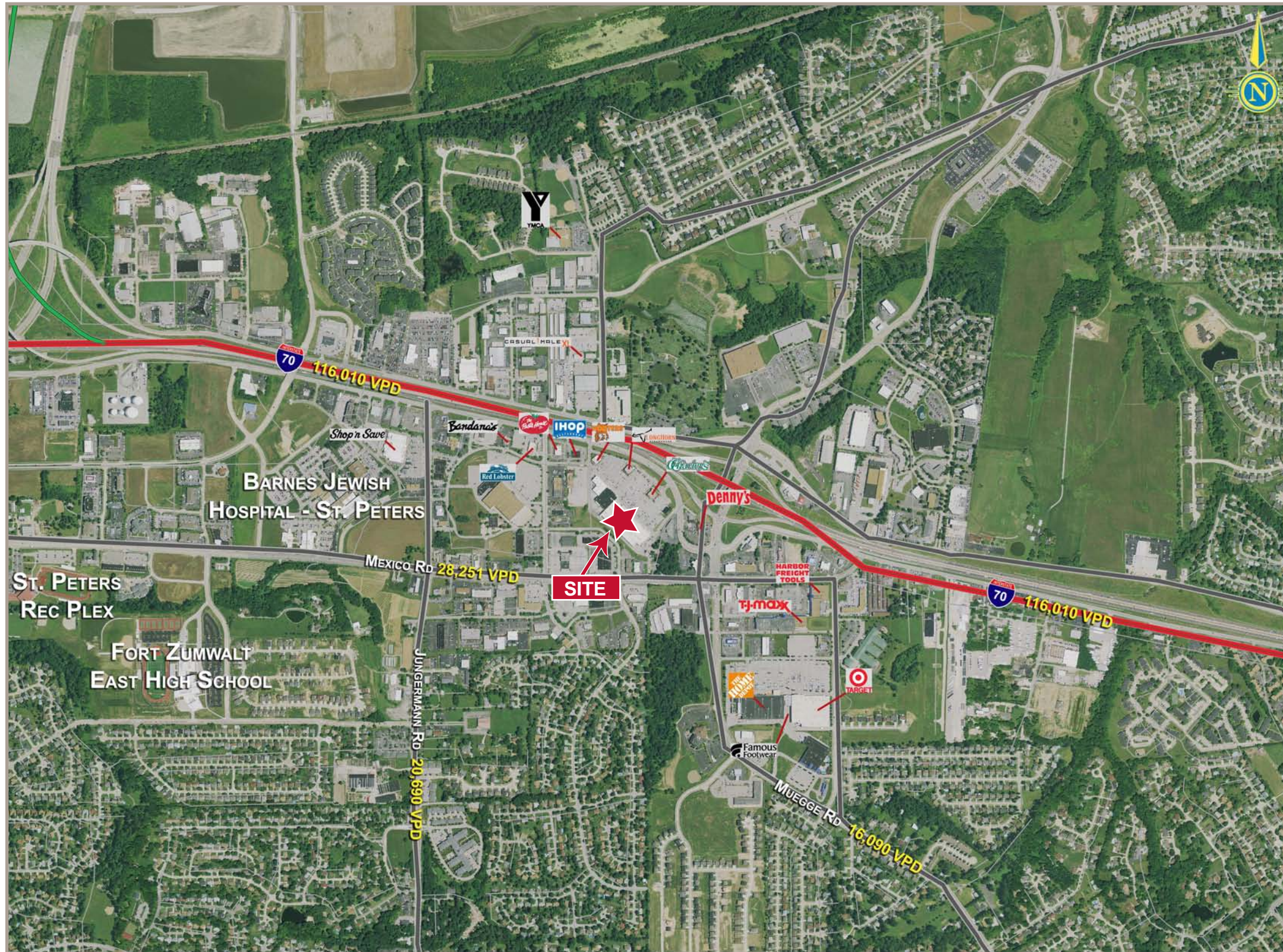
Cave Springs Shopping Center
3979 Bogey Road
St. Peters, MO 63376

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, 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.

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

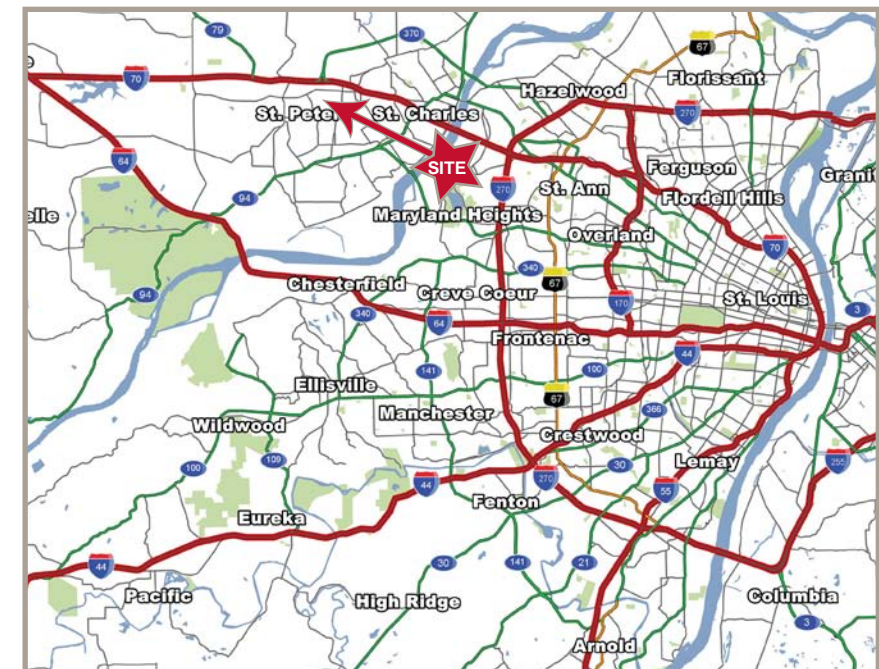
Freestanding Building Space Available:

3,206 SF

Lease Rate:

\$27/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 coat factory

TJ-maxx



SPORTS AUTHORITY