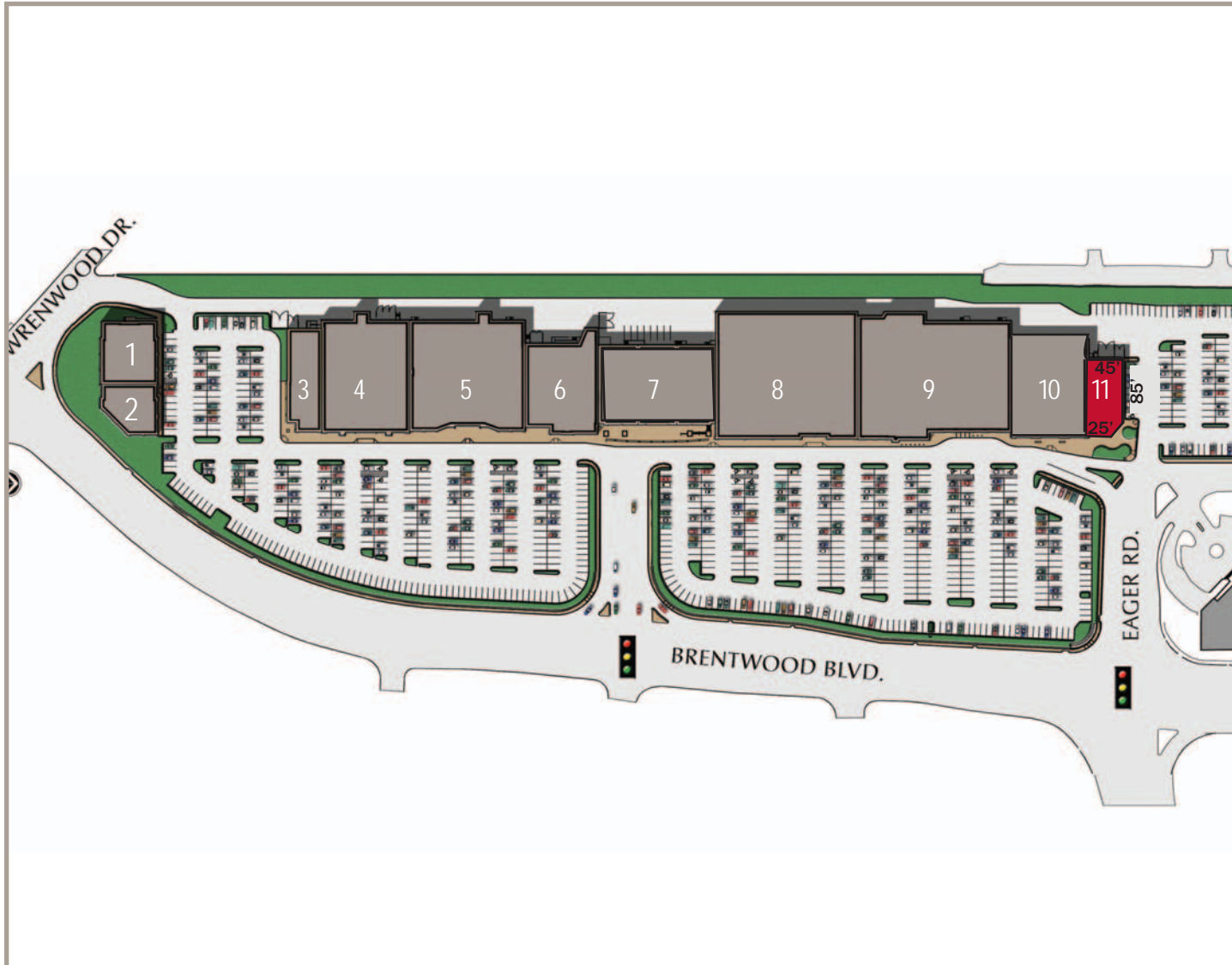




**Pace Properties**  
 1401 South Brentwood Boulevard  
 Suite 900  
 St. Louis, MO 63144  
 (P) 314.968.9898  
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 www.paceproperties.com

**Site Plan**



Number	Name	SF	Number	Name	SF
1	St. Louis Bread Co	4,726	7	Arhaus Furniture	17,490
2	FedEx Office	6,635	8	Whole Foods	33,725
3	AT&T	6,464	9	Nordstrom Rack	34,014
4	Pier One	18,760	10	Michael's Arts & Crafts	27,779
5	The Container Store	23,787	<b>11</b>	<b>Available</b>	<b>4,487</b>
6	REI	21,932		<b>Total GLA:</b>	<b>197,570 sf</b>



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**Brentwood Square**  
 Brentwood Boulevard & Eager Road  
 St. Louis, MO 63144

**For Lease:**  
 Kristin Keane, kkeane@paceproperties.com  
 314.968.9898



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



**Brentwood Square** is located in the heart of the retail corridor of St. Louis at the intersections of Interstate 64, Interstate 170 and Brentwood Boulevard. The trade area boasts a strong combination of population, income and daytime employment. Brentwood Square provides retailers the ability to penetrate the highly desirable St. Louis Galleria trade area, an area whose demographics are unmatched in the St. Louis Metropolitan retail market.

### Brentwood Square offers:

- Signalized intersection
- Excellent visibility on major thoroughfare
- Unique retail co-tenancy

### Area Retailers Include:

Whole Foods, Saint Louis Galleria, Container Store, REI, Best Buy, Trader Joes, Dierbergs, DSW, Petsmart, Bed Bath & Beyond, Lowes, Target, Walmart, Sams Club & Home Depot

### Traffic Counts:

I-64: 132,510 VPD  
Brentwood Blvd: 44,616 VPD

**Space Available:** 4,487 SF

**Lease Rate:** \$40/SF

**Est. 2012 Triple Nets:** \$5.31/SF

Demographics	1-Mile	3-Mile	5-Mile
2009 Population	12,591	107,380	302,412
Average Income	\$87,806	\$94,193	\$76,957
Employees	24,375	123,487	247,489



Co-Tenants Include:



NORDSTROM **R** RACK

