

SITE PLAN:



TENANT	Sq. FT.
1 Sprint PCS	2,760
2 Batteries Plus	1,559
3 AVAILABLE	6,174
4 AVAILABLE	4,500
5 AVAILABLE	2,400
6 Office Depot	24,500
7 Hobby Lobby	55,722
8 Sports Authority	40,418
9 Deals	15,806
10 Verizon Wireless	3,206
11 O'Charley's	6,799
12 Longhorn Steakhouse	5,500
13 Hooters	4,938

CAVE SPRINGS SHOPPING CENTER:

3979 Bogey Road
 St. Peters, MO 63376

FOR LEASE:

Mike Sweargin, msweargin@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, 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.

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CAVE SPRINGS SHOPPING CENTER IS ANCHORED BY OFFICE DEPOT AND HOBBY LOBBY

CAVE SPRINGS SHOPPING CENTER OFFERS:

- Strong retail trade area
- Tremendous visibility from I-70
- Major retailers within 1-mile: Target, Home Depot, Burlington Coat Factory, TJ Maxx, Office Depot, Hobby Lobby, Sports Authority & Deals

AVAILABLE SQUARE FEET:
2,400 - 6,174 SF

LEASE RATE:
\$16.50/SF, NNN

TRAFFIC COUNT:
Mexico Road: 36,669 VPD
I-70: 142,460 VPD



ST. PETERS, MISSOURI

RADIUS DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2007 Population	6,315	74,722	176,994
Average HH Income	\$ 69,865	\$ 75,386	\$ 71,791
No. of Employees	7,722	31,873	75,221

DRIVE TIME DEMOGRAPHICS

	5-MIN.	10-MIN.	15-MIN.
2007 Population	49,644	171,142	305,923
Average HH Income	\$ 69,502	\$ 70,406	\$ 71,113
No. of Employees	29,160	78,690	173,987