



Pace Properties
 1401 South Brentwood Boulevard
 Suite 900
 St. Louis, MO 63144
 (P) 314.968.9898
 (F) 314.968.5050
 www.paceproperties.com



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Site Plan



Number	Name	SF	Letter	Name	Acres
1	Payless Shoes	2,400	24	Available	1,200-2,525
2	Shop N Save	60,135	25	Trek Bicycle	6,000
3	Zen Nails	1,400	26	Casa Mexicana	3,000
4	Available	1,400	27	Jimmy Johns	1,410
5	Sally Beauty Supply	2,000	28	China Buffet	5,273
6	UPS	1,625	29	Studio C	6,150
7	Check-in-Go	1,600	30	Mattress Direct	4,443
8	Available	11,000	31	Available (to be built)	1,200-17,000
9	Arnold Eyecare	4,000	32	Walmart	204,000
10	Available	1,900	33	Kohls	60,000
11	Rent-A-Center	5,500	34	Shoe Carnival	8,000
12	Available	2,400	35	Carnival & Party Supplies	2,995
13	Petco	14,250	36	Orange Leaf Frozen Yogurt	1,980
14	Famous Footwear	5,998	37	Available	1,680
15	Appliance Discount	2,740	38	Five Guys Burger & Fries	2,500
16	Gillan's Graphics	1,088		Name	Acres
17	Papa Johns	1,339	A	Available	0.9
18	Sears	5,000	B	Available	0.71
19	TMobile	1,500	C	O'Reilly Auto Parts	
20	Available	2,000	D	Long John Silvers	
21	Game Stop	1,500	E	Jack in the Box	
22	Office Max	18,002	F	Bank of America	
23	Armed Forces	1,500	G	54th St Bar & Grill	

Water Tower Place & Shoppes at Water Tower

I-55 & Highway 141
 Arnold, MO 63010

For Lease:

Patrick Willett, pwillett@paceproperties.com
 Eric Sedgwick, esedgwick@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.

A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

Trade Area Aerial



Water Tower Place & Shoppes at Water Tower offer:

- Highway visibility
- Signalized intersections with numerous points of access
- High density retail co-tenancy
- Regional trade area
- Power center with major anchors

Area Retailers Include:

Office Depot, Walmart, Shop N Save, Hobby Lobby, Lowe's, Dierbergs, Kohl's, Petsmart & Office Max

Traffic Counts:

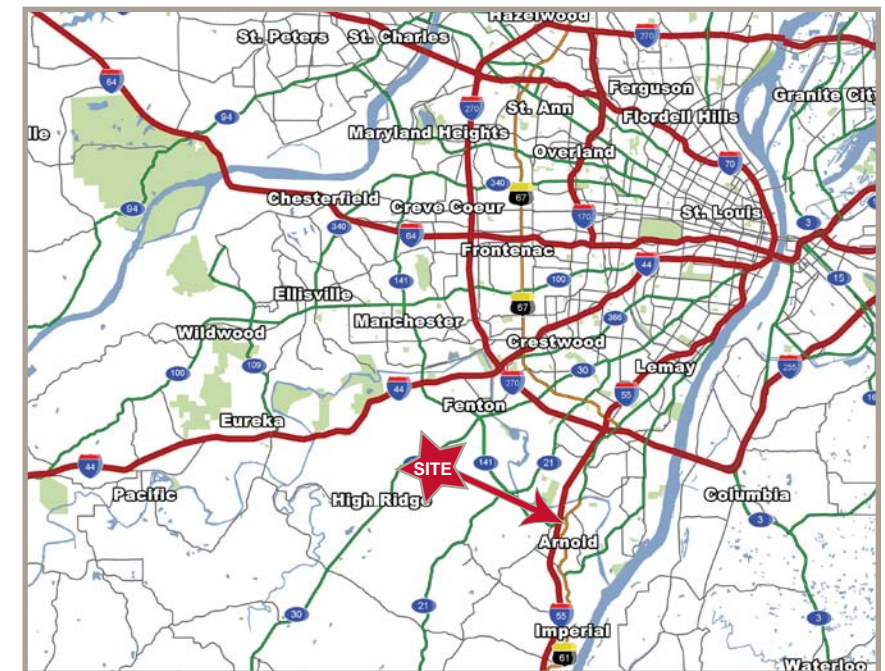
I-55: 101,882 VPD
 Highway 141: 34,536 VPD
 Jeffco Boulevard: 29,172 VPD

Square Feet Available:

1,200 - 17,000 SF
 2 outlots available: 0.71 & 0.9 acres
 Junior anchor pad available

Lease Rate: Call for details

Demographics	1-Mile	3-Mile	5-Mile
2009 Population	6,891	49,212	128,298
Average Income	\$64,127	\$73,787	\$75,785
Employees	3,438	15,544	38,476



Co-Tenants Include:



OfficeMax

Shop'n Save



KOHL'S