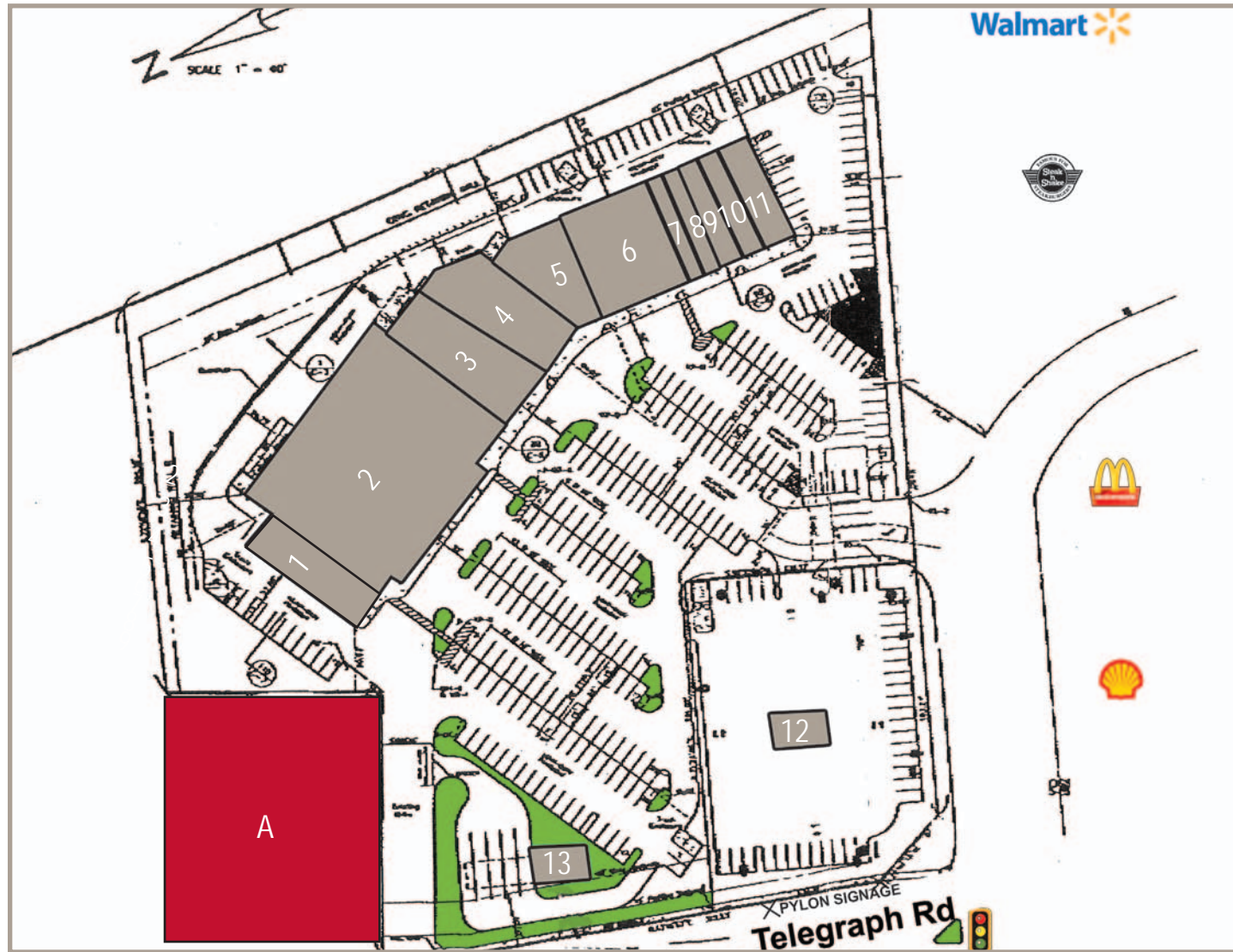


PACE

PROPERTIES

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

Site Plan



Number	Name	SF	Number	Name	SF
1	Available	3,000	8	Great Clips	1,200
2	Available	20,899	9	Great Wall Chinese	1,400
3	Rent-A-Center	4,453	10	Little Caesars	1,306
4	License Office	3,340	11	T-Mobile	2,100
5	RadioShack	1,925	12	Taco Bell/Pizza Hut	Outlot
6	Deal\$	8,464	13	Waffle House	Outlot
7	Edward Jones	1,200	A	Available	0.72 Acre

PACE

PROPERTIES

0.72 ACRES AVAILABLE!

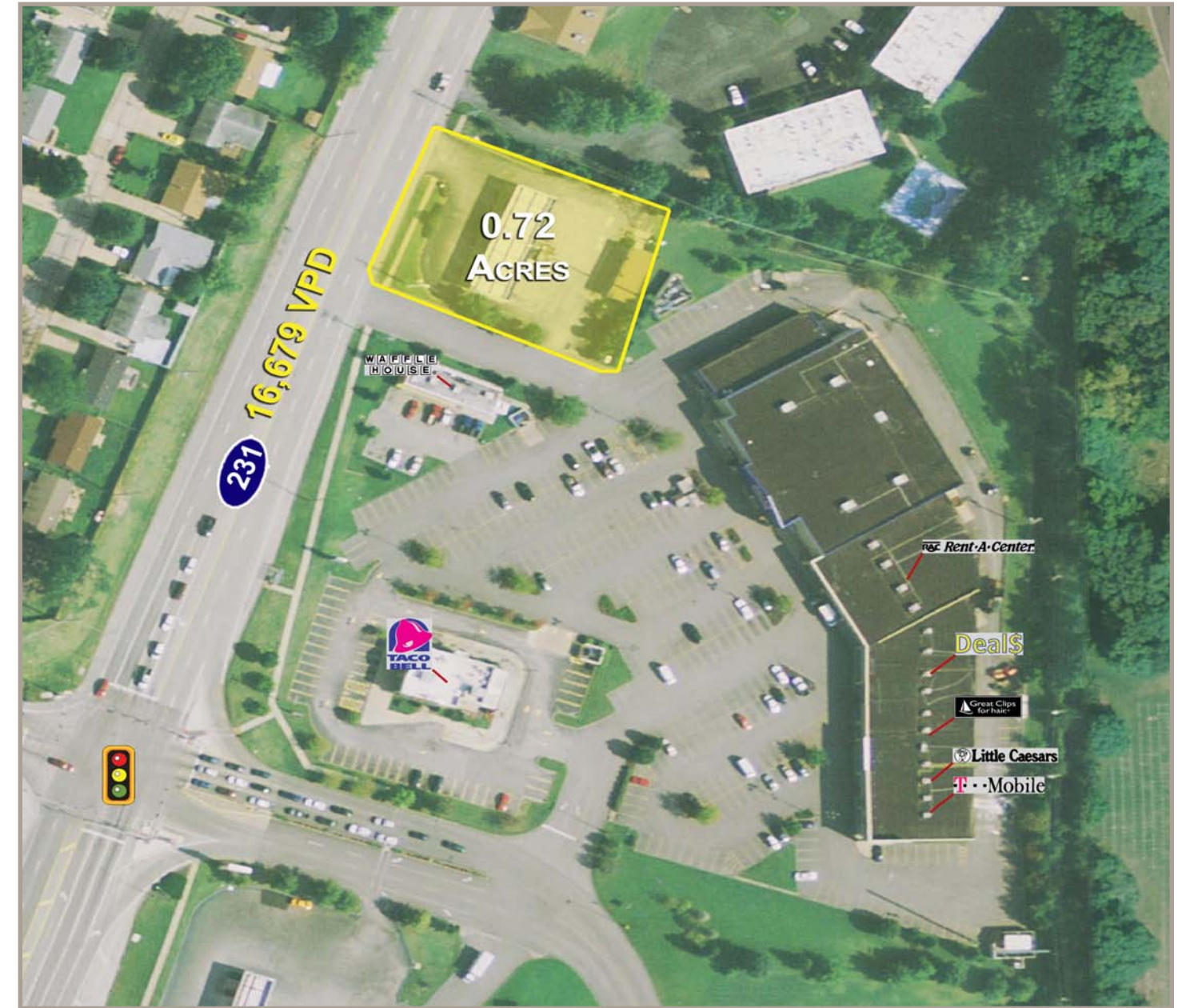
Pace Properties
 1401 South Brentwood Boulevard
 Suite 900
 St. Louis, MO 63144
 (P) 314.968.9898
 (F) 314.968.5050
 www.paceproperties.com

Telegraph Crossing North - Outlot

3150 Telegraph Road
 St. Louis, MO 63125

For Lease:

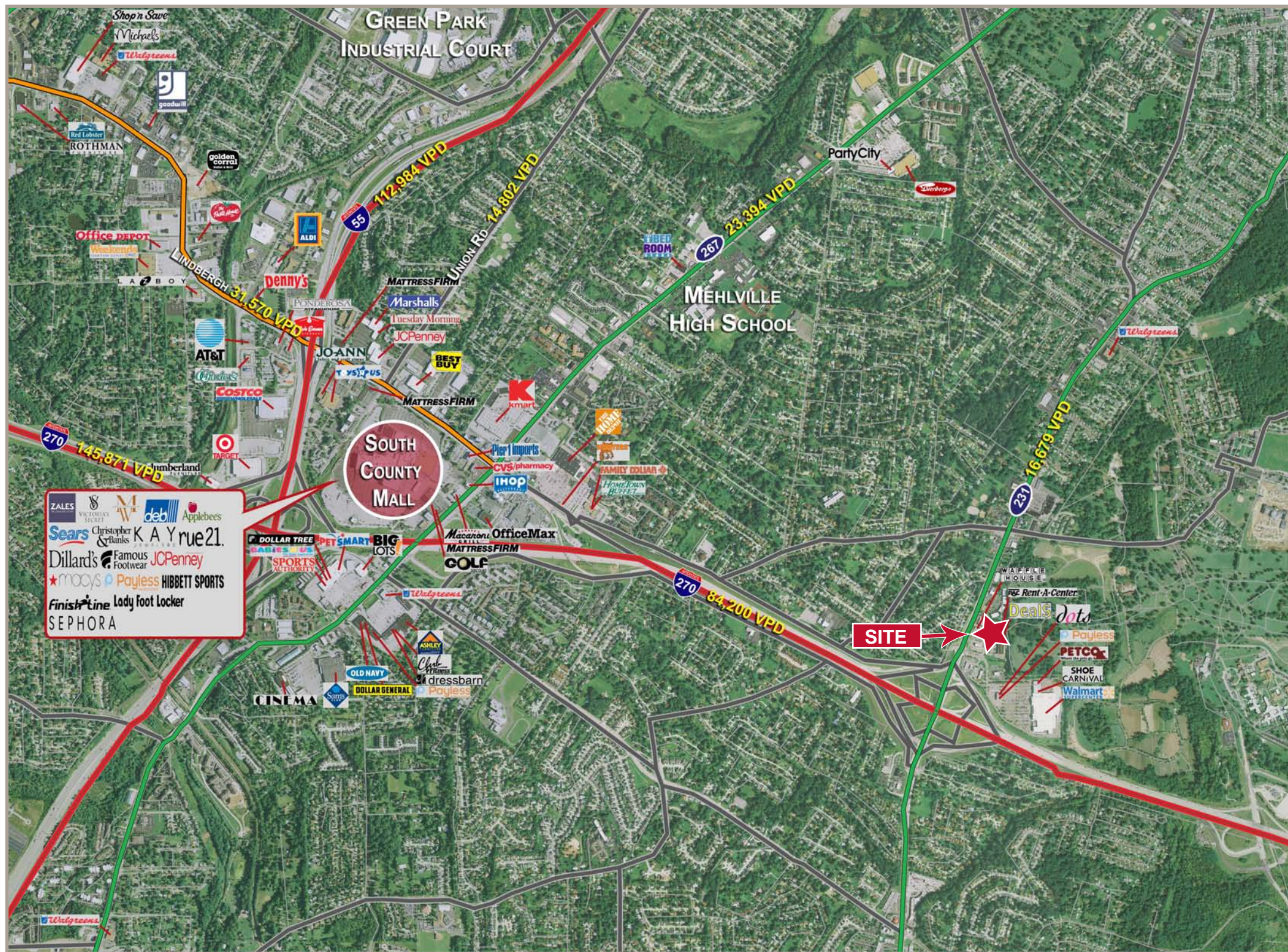
Patrick Willett, pwillett@paceproperties.com
 314.968.9898



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



- Co-Tenants Include:**
- ZALES
 - Victoria's Secret
 - Applebees
 - Sears
 - Christopher & Banks
 - K A Y rue 21
 - Dillard's
 - Famous Footwear
 - JCPenney
 - macys
 - Payless
 - HIBBETT SPORTS
 - Finish Line
 - Lady Foot Locker
 - SEPHORA

Telegraph Crossing North is located at the intersection of I-55 & Telegraph Road. The trade area boasts a strong demographic combination of population, income and daytime population.

Telegraph Crossing North offers:

- Walmart shadow anchored center
- Junior anchor space available
- Highway visibility
- Pylon signage
- Signalized access
- Strong demographics
- Strong retail node

Space Available: 0.72 Acres

Lease Rate: \$65,000/year, NNN

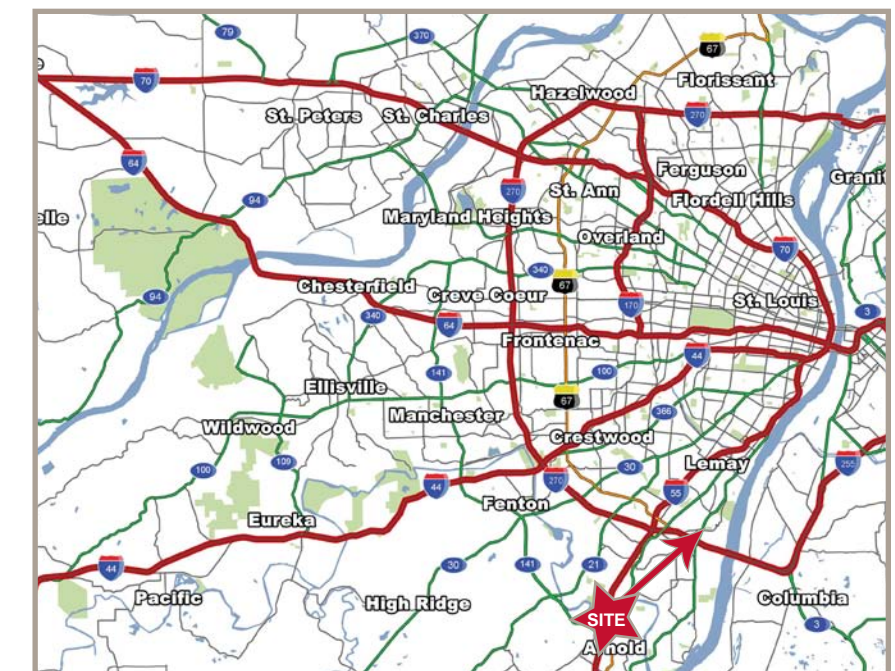
Traffic Counts:

Telegraph Road (Hwy 231): 16,679 VPD
I-270: 84,200 VPD

Area Retailers:

South County Mall, Home Depot, Walmart Supercenter, Sams Club, Costco & Target

Demographics	1-Mile	3-Mile	5-Mile
2009 Population	8,573	69,996	167,765
Average Income	\$55,698	\$61,298	\$63,982
Employees	2,763	27,895	61,437



Co-Tenants Include:

Edward Jones
MAKING SENSE OF INVESTING

RadioShack

Deals\$

Great Clips
for hair.

Mobile