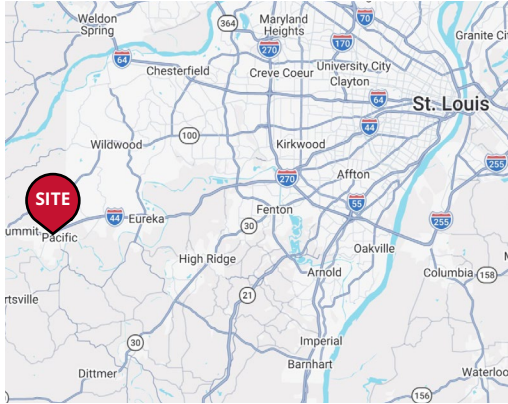




2026 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

2,086 | 11,187 | 23,125



Daytime Population

1,679 | 7,298 | 12,859



Median Household Income

\$65,837 | \$78,056 | \$102,710



RETAIL FOR LEASE

Pacific Plaza | 522 – 552 East Osage Street | Pacific, Missouri 63069
2,370 - 10,145 SF | Call for Details

PROPERTY DETAILS

37,106 SF neighborhood center with 94% occupancy

Renovated in 2022

81,093 people within a 10-mile radius

Pacific is located about 35 miles from the City of St. Louis and is a growing suburb with steady population growth

Osage Street - 9,275 VPD

Richie Chappuis

314.785.7615

rchappuis@paceproperties.com

Connor Wiemann

314.785.7627

cwiemann@paceproperties.com

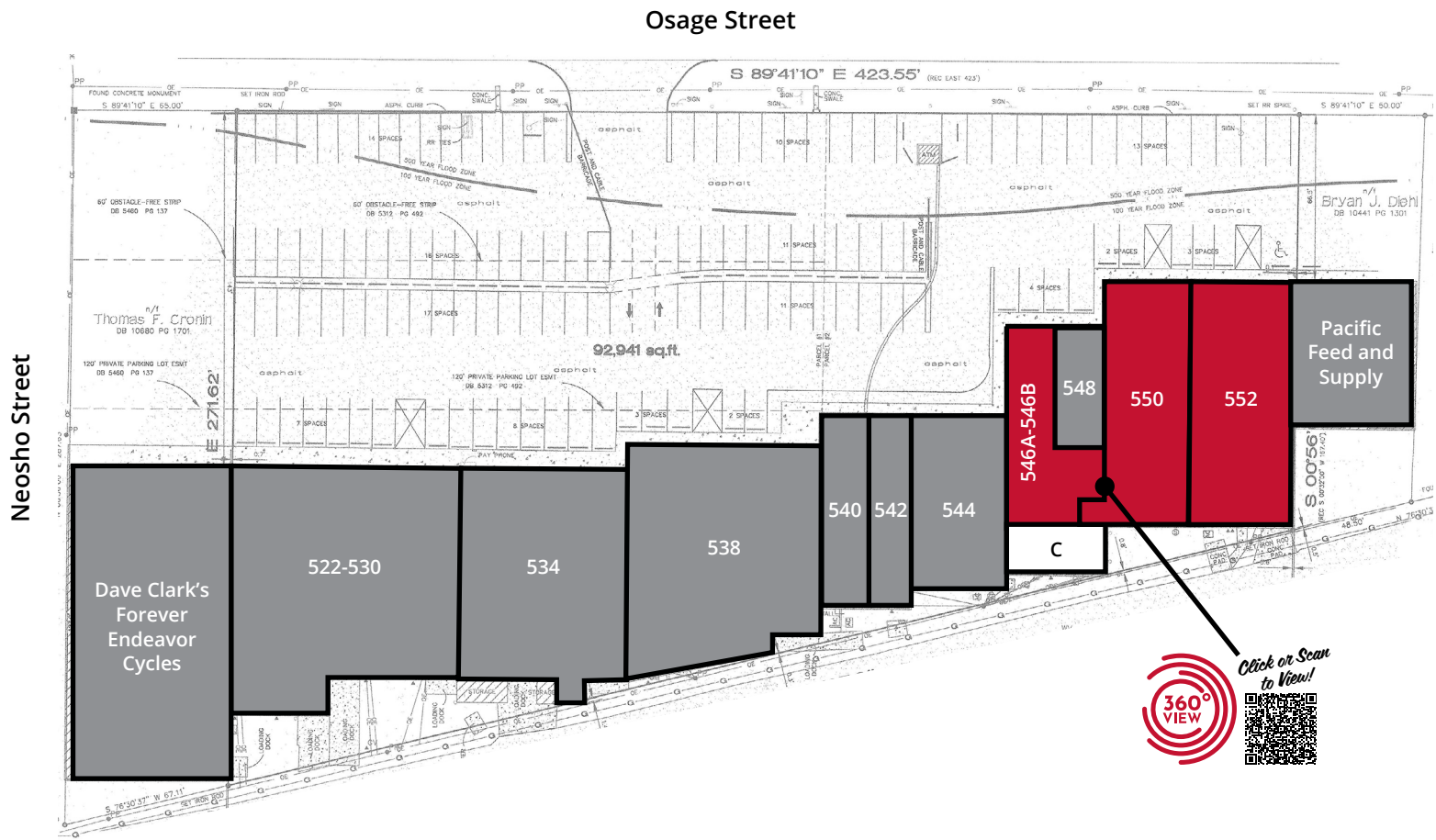
PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

[illegible]

Site Plan



Space	Status	SF
522-530	Vero Fitness	8,452
534	Pacific Liquor	3,000
538	Ultimate Performance	6,245
540	Black Sheep Tattoo	1,660
542	H&R Block	1,300
544	Pacific Nail Salon	2,624

Space	Status	SF
546A-546B	AVAILABLE	2,370
548	Bob's Barber Shop	800
550	AVAILABLE	2,775
552	AVAILABLE	5,000
C	Common Area	