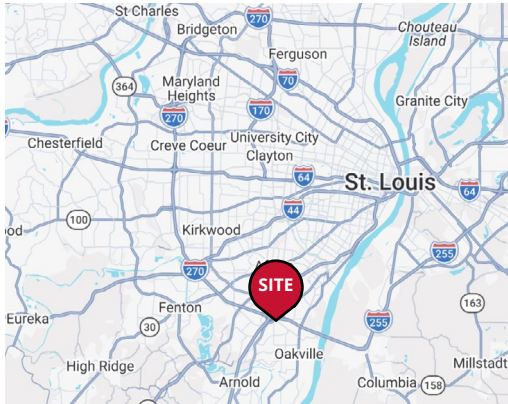




2026 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

10,220 | 91,411 | 185,493



Daytime Population

8,421 | 67,465 | 129,813



Median Household Income

\$77,131 | \$88,492 | \$90,748



RETAIL FOR LEASE

Southpoint Plaza

4433 Lemay Ferry Road | Unincorporated St. Louis County, Missouri 63129

18,119 SF | Lease Rate: \$14.00/SF, NNN (\$4.50/SF)

PROPERTY DETAILS

Top Tier Tenant Mix: Floor & Decor, Dollar Tree, PetSmart, Half Price Books, Bank of America, McDonald's, and Rich & Charlie's

Convenient access via multiple curb cuts and a fully signalized intersection

Excellent access to multiple submarkets in St. Louis, Jefferson, St. Clair, & Monroe Counties

Convenient and abundant parking

1-mile retailers include Walmart, Sam's Club, Target, Costco, Dick's Sporting Goods, Best Buy, & Home Depot

Lemay Ferry Road - 22,346 VPD

Jim Rosen, CCIM

314.785.7625

jrosen@paceproperties.com

[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

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

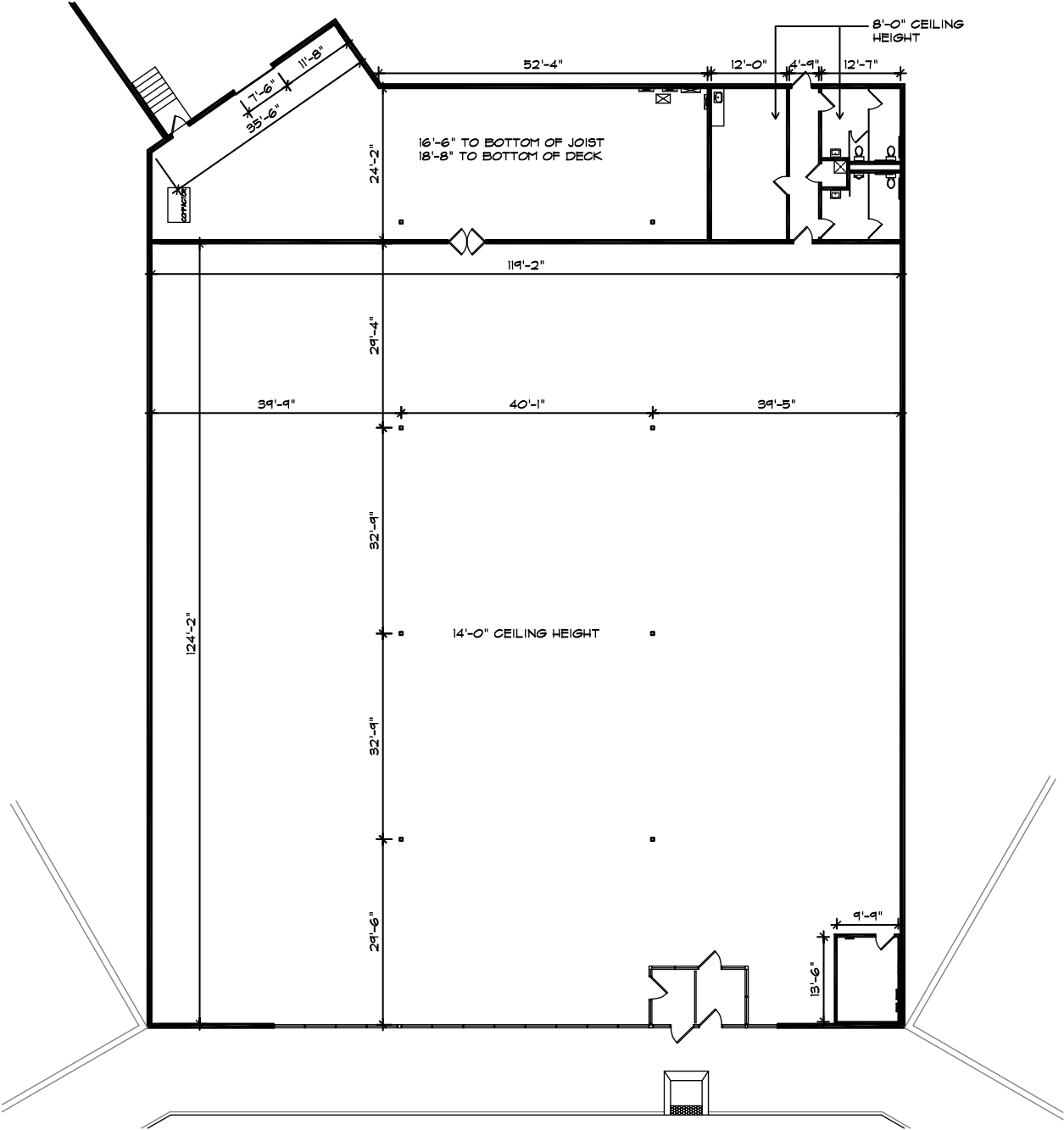
The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial

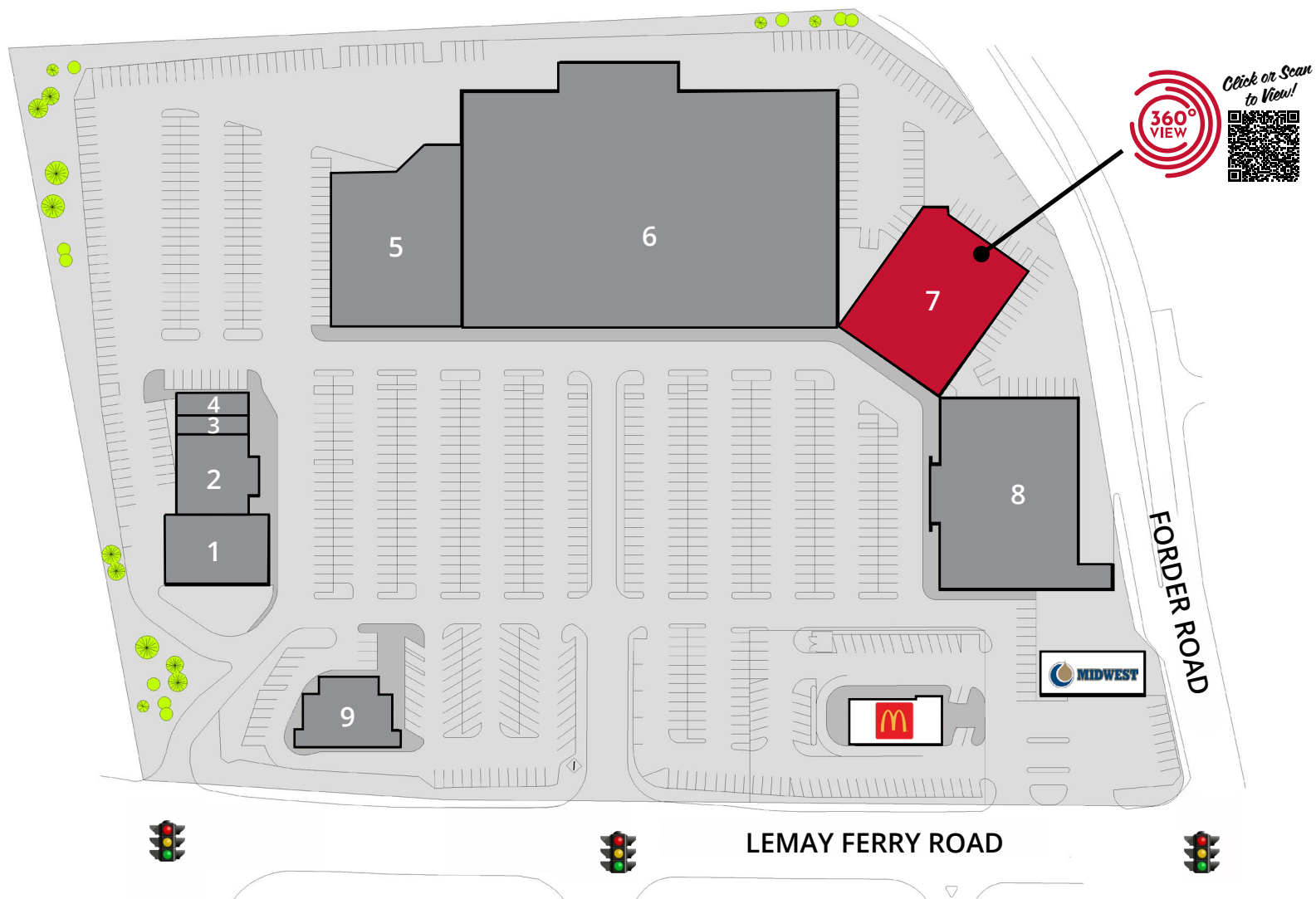




Space Plan



Site Plan



Space	Status	SF	Space	Status	SF
1	Half Price Books	6,700	6	Floor & Decor	88,138
2	Rich & Charlie's	6,245	7	AVAILABLE	18,119
3	Hope Cleaners	1,400	8	Dollar Tree	26,473
4	Hair Perception & Designs	1,305	9	Bank of America	5,178
5	PetSmart	19,225			