

TENHOLDER PLAZA



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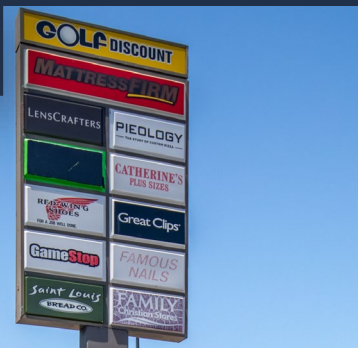
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122 SOUTH COUNTY CENTER WAY
ST. LOUIS, MO 63129
5,667 S.F.
\$14.00/S.F. N.N.N.

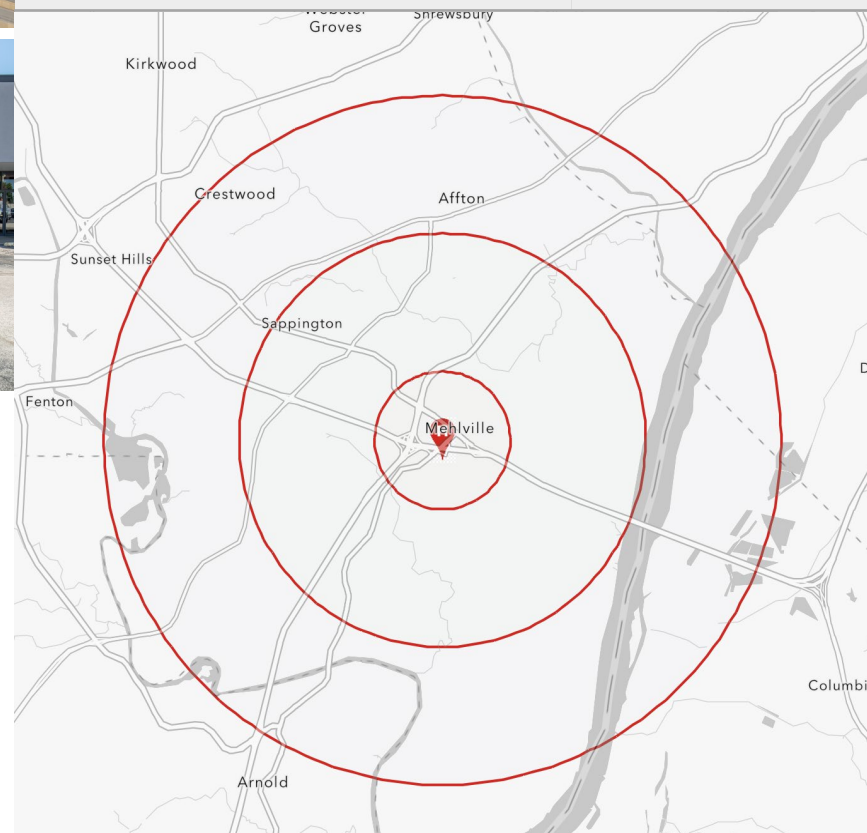
PROPERTY INFORMATION



- TURNKEY RESTAURANT SPACE OF 5,667 SF
- FORMER PANERA BREAD
- NEWLY RENOVATED RETAIL CENTER ADJACENT TO SOUTH COUNTY MALL (CBL)
- EXCELLENT ACCESS AT SIGNALIZED HARD-CORNER
- HIGHLY VISIBLE TO LEMAY FERRY RD. (24,597 V.P.D.)
- PYLON SIGNAGE AVAILABLE!

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		10,859	93,896	191,720
HOUSEHOLDS		5,360	41,282	83,344
AVERAGE HH INCOME		\$92,234	\$102,727	\$106,425



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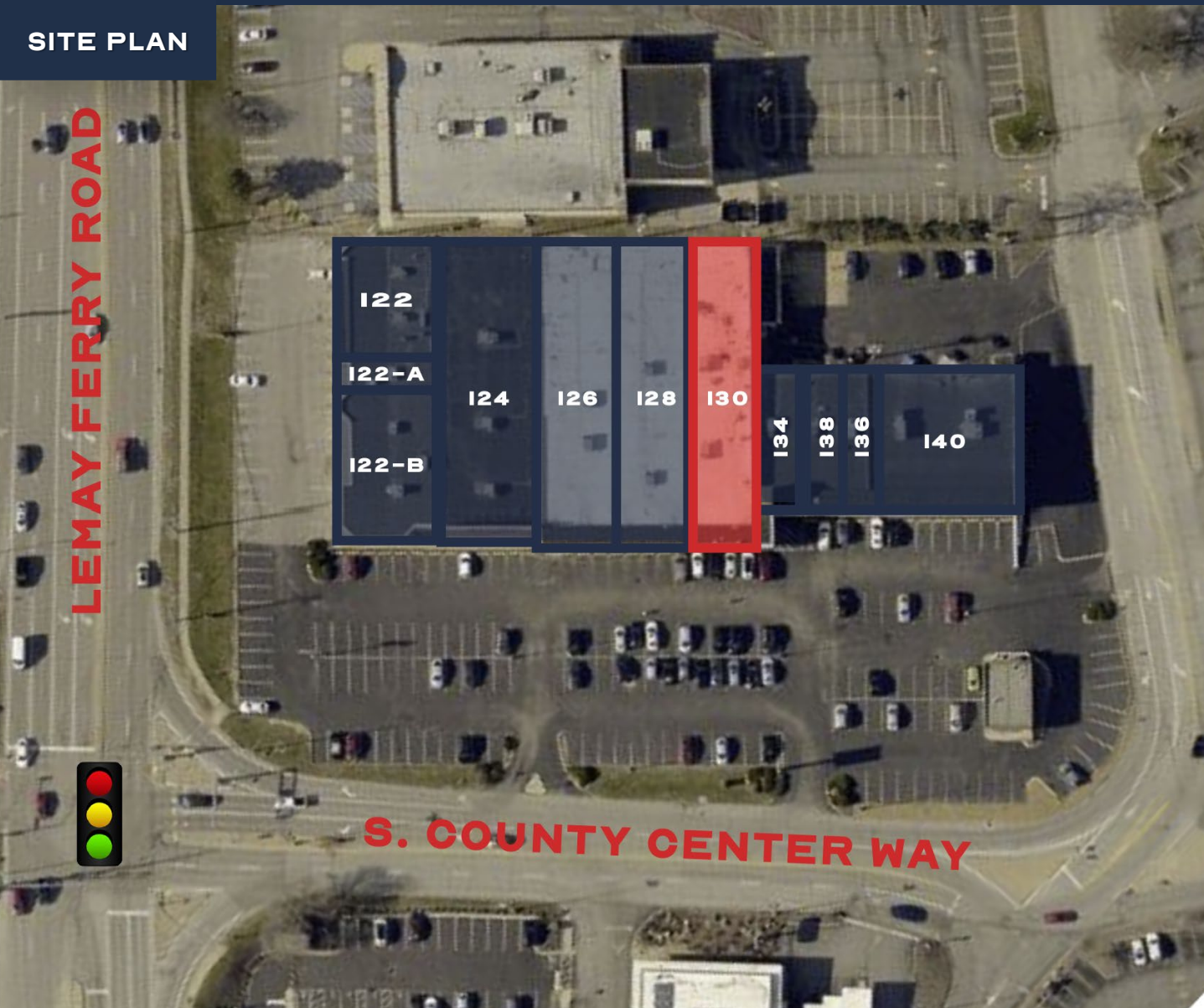
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SITE PLAN



TENHOLDER PLAZA

SUITE	SIZE	TENANT
122	3,071 S.F.	TOBACCO KINGS VAPE
122-A	1,044 S.F.	THE JOINT CHIROPRACTIC
122-B	3,088 S.F.	LENS CRAFTERS
124	9,134 S.F.	MATTRESS FIRM
126	7,236 S.F.	GOLF DISCOUNT
128	6,080 S.F.	DUNGEON GYM
130	5,667 S.F.	AVAILABLE
134	1,573 S.F.	DORKY'S GAMES
136	1,438 S.F.	RED WING SHOES
138	1,394 S.F.	FAMOUS NAILS
140	5,394 S.F.	UNIQUE CARDS

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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.