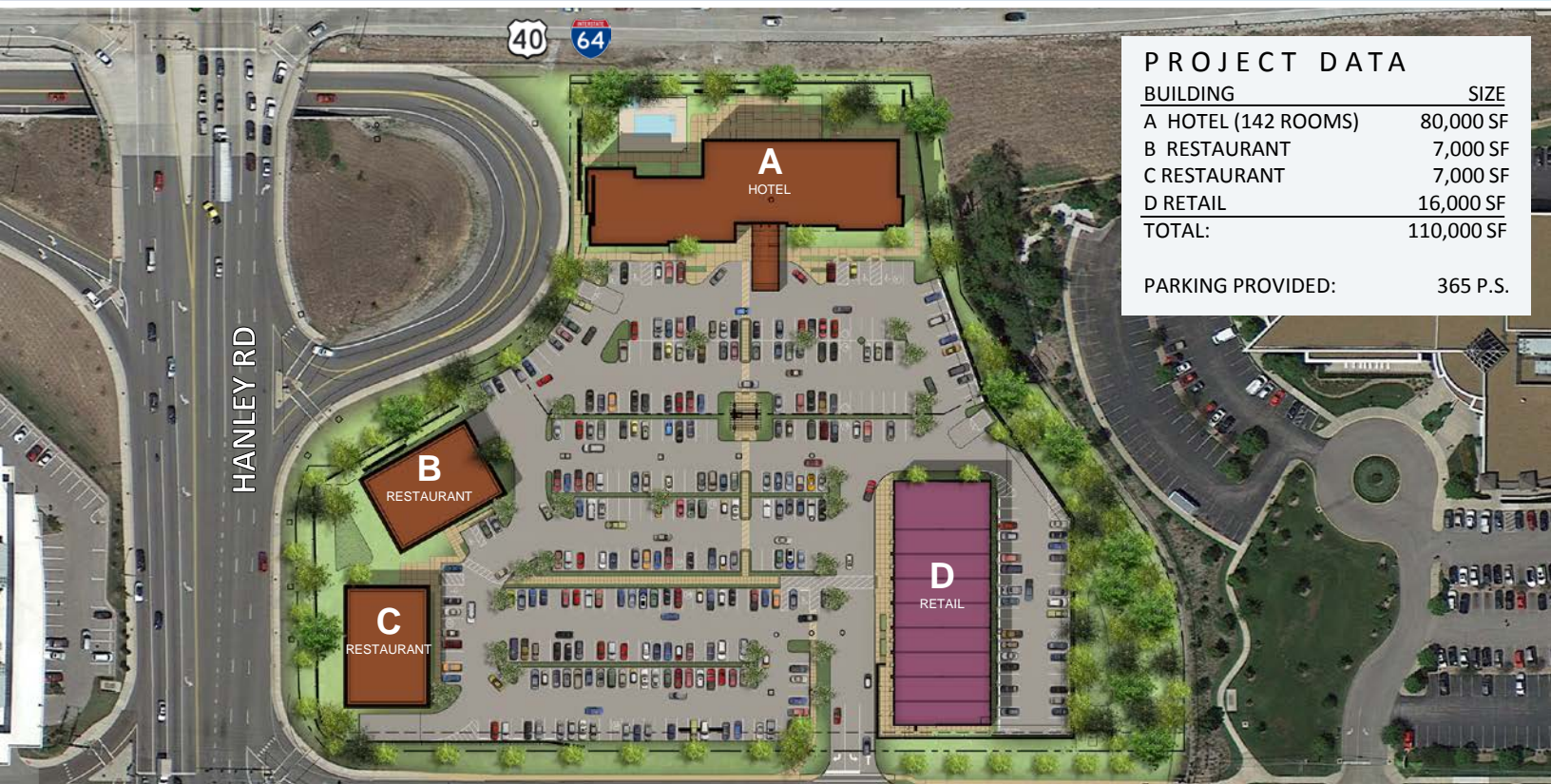


# The Crossings at Richmond Heights

HIGHWAY 40 & HANLEY ROAD, ST. LOUIS, MO 63117



PROJECT DATA	
BUILDING	SIZE
A HOTEL (142 ROOMS)	80,000 SF
B RESTAURANT	7,000 SF
C RESTAURANT	7,000 SF
D RETAIL	16,000 SF
TOTAL:	110,000 SF
PARKING PROVIDED: 365 P.S.	

## RETAIL & RESTAURANT PAD OPPORTUNITIES



### For More Information:

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# The Crossings at Richmond Heights

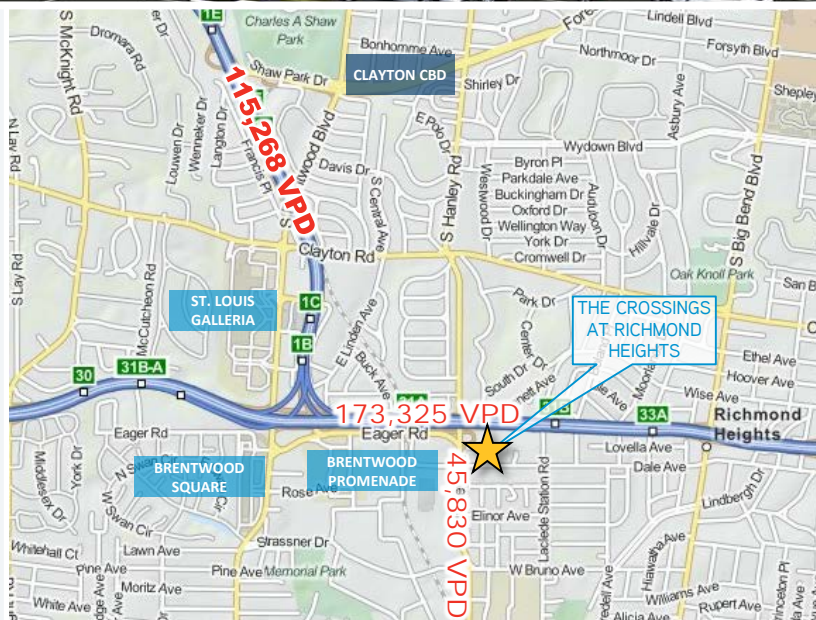
HIGHWAY 40 & HANLEY ROAD, ST. LOUIS, MO 63117



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## Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	14,020	118,765	319,828
MEDIAN AGE	36.6	36.8	37.9
AVG HH INCOME	\$106,594	\$94,982	\$82,212
# BUSINESSES	1,278	8,142	16,539
# EMPLOYEES	21,879	138,422	265,622

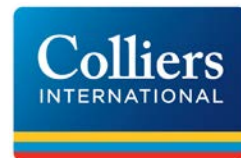


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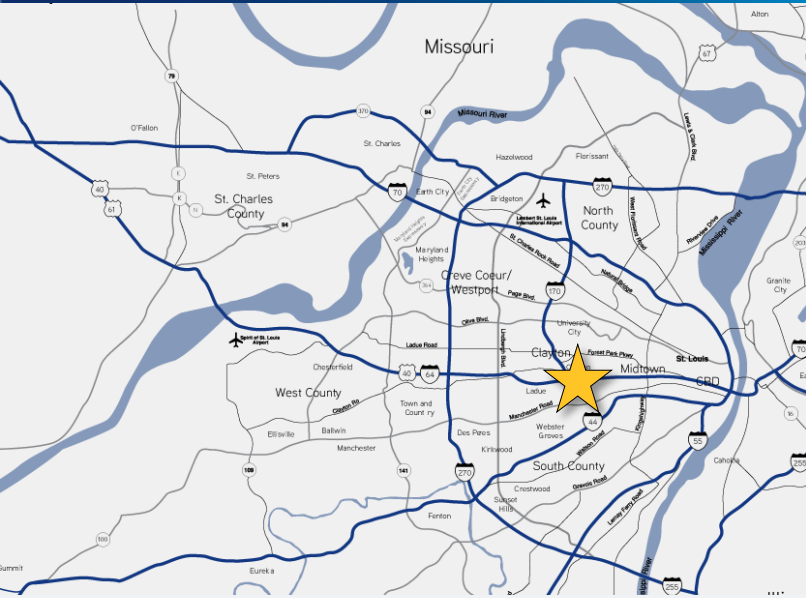
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# The Crossings at Richmond Heights



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# RETAIL & RESTAURANT PAD OPPORTUNITIES AT ST. LOUIS' PREMIER NEW MIXED-USE DEVELOPMENT



## Excellent Location

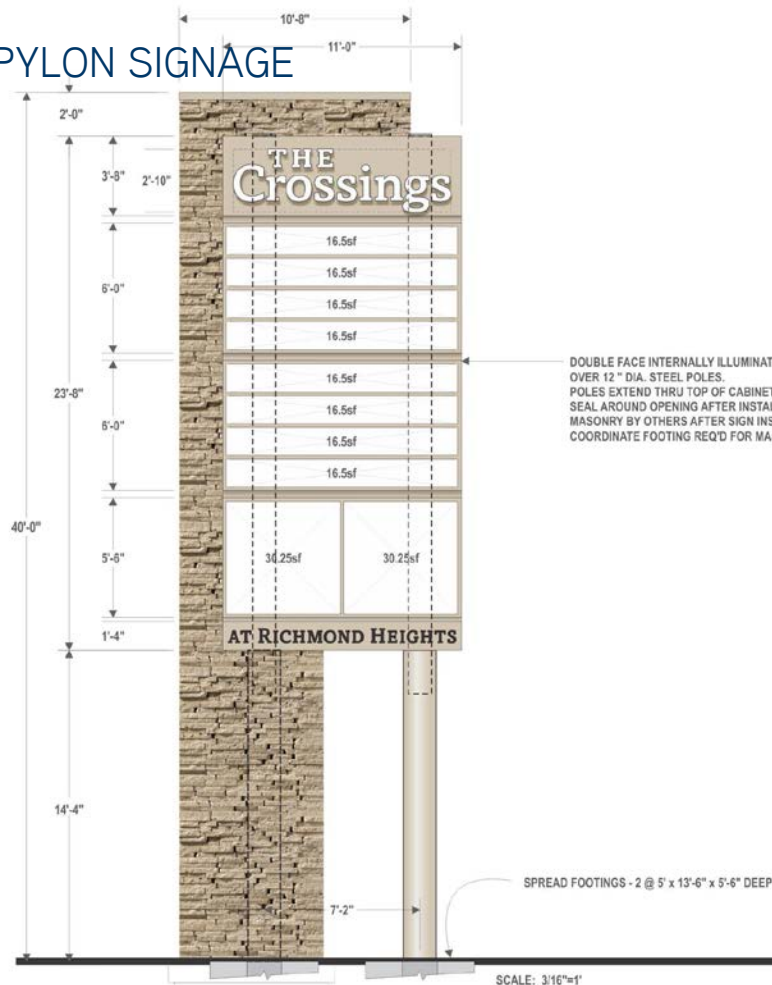
- Prominent location at the intersection of I-64/40 & Hanley Road in the heart of the St. Louis metro area
- Premier trade area
- Outstanding visibility and access from I-64/40
- Excellent demographics and traffic counts
- Less than 1 mile from bustling Clayton, the region's Central Business District and County Seat, St. Louis Galleria, a 1.2 million square foot regional mall with average store sales of \$671/SF
- 10 minute drive to the St. Louis area's finest attractions: the Gateway Arch, Busch Stadium, the St. Louis Art Museum, Muni Opera, St. Louis Science Center, the Saint Louis Zoo, Powell Symphony Hall, Fox Theatre, Scottrade Center, the Missouri Botanical Garden, Forest Park & Lambert St. Louis International Airport

## Development Highlights

- Monument signage
- Interstate visibility and access
- Ground lease and in-line leasing opportunities
- Signalized intersection
- Traffic Counts:
  - I-64: 145,000 vehicles per day
  - Hanley Road: 45,000 vehicles per day
- Established Trade Area:
  - 320,000 people within 5 miles
  - Strong daytime employment

## Delivery in Fall 2017

### PYLON SIGNAGE



### MONUMENT SIGNAGE

