

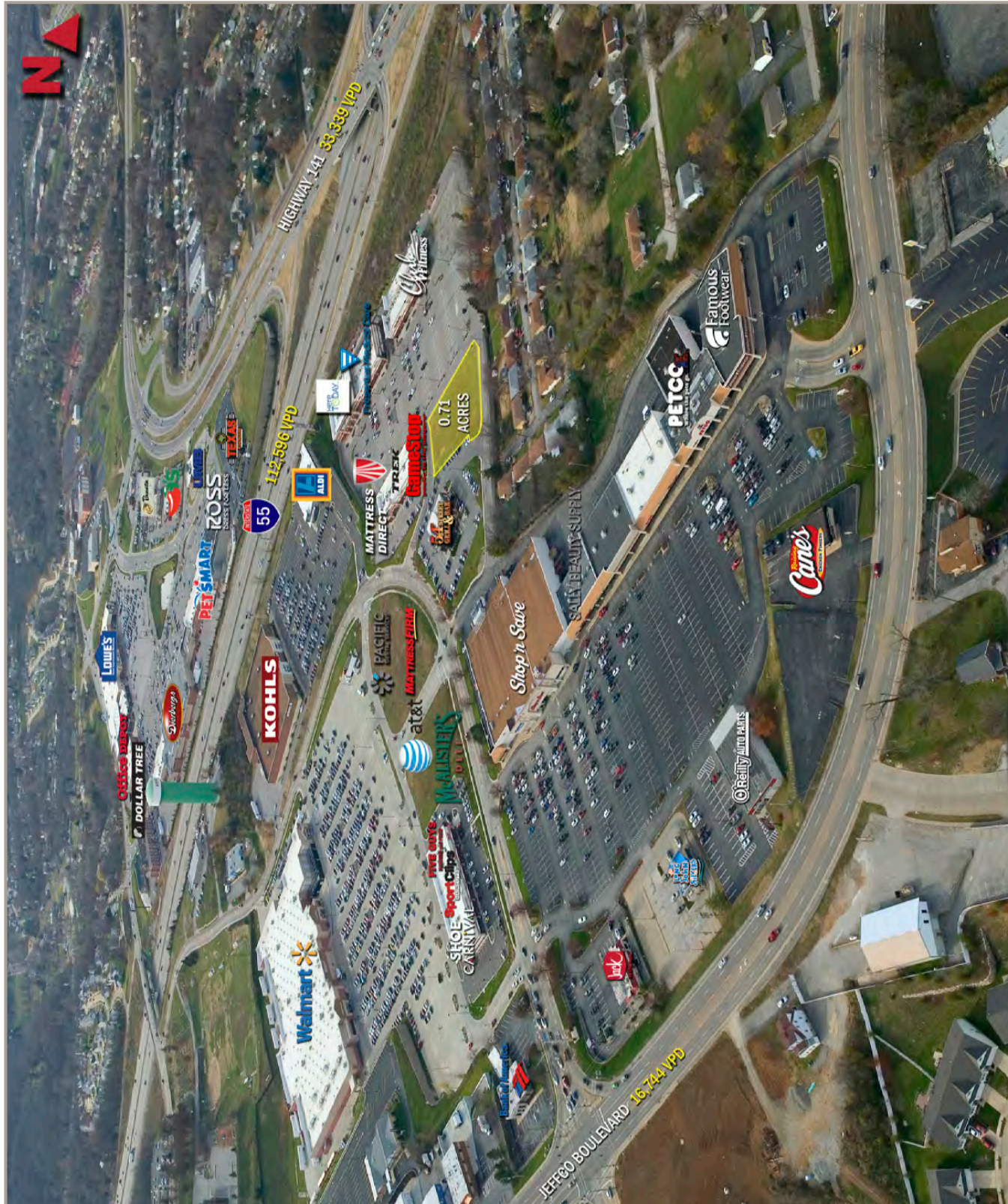


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TRADE AREA AERIAL



WATER TOWER PLACE & SHOPPES AT WATER TOWER
 I-55 & Highway 141
 Arnold, Missouri 63010

FOR LEASE:
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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.

A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

SITE PLAN



Water Tower Place & Shoppes at Water Tower offer:

- Highway visibility
- Signalized intersections with numerous points of access
- High density retail co-tenancy
- Regional trade area
- Power center with major anchors

Area Retailers Include:

Office Depot, Walmart, Shop 'n Save, Hobby Lobby, Lowe's, Dierbergs, Kohl's, & PetSmart

Traffic Counts:

I-55: 112,596 VPD
Highway 141: 33,339 VPD

Square Feet Available:

1,410 - 6,683 SF
Outlots available: 0.71 acres

Lease Rate: Call for details

Triple Nets:

Water Tower Place - \$3.95/sf
Shoppes at Water Tower - \$5.30/sf
Water Tower Marketplace - \$6.19/sf

| 2016 Demographics | 1-Mile | 3-Mile | 5-Mile |
|-------------------|----------|----------|----------|
| Population | 8,549 | 54,244 | 131,376 |
| Average Income | \$70,909 | \$80,424 | \$84,138 |
| Employees | 5,569 | 17,654 | 39,998 |

| | | | | | | | | |
|----|---------------------|-----------|----|------------------------|-----------|---------------|--------------------------|--------------|
| # | Name | SF | # | Name | SF | # | Name | SF |
| 1 | Available | 2,400 | 16 | Gillian's Graphics | 1,088 | 31 | Shoe Carnival | 8,000 |
| 2 | Shop 'n Save | 60,135 | 17 | Papa John's | 1,339 | 32 | Vision Works | 2,995 |
| 3 | Zen Nails | 1,400 | 18 | Mattress Direct | 5,000 | 33 | Supplement Superstore | 1,980 |
| 4 | J Sushi | 1,400 | 19 | Trek Bicycle | 3,500 | 34 | Sport Clips | 1,680 |
| 5 | Sally Beauty Supply | 2,000 | 20 | Game Stop | 1,500 | 35 | Five Guys Burger & Fries | 2,500 |
| 6 | UPS | 1,625 | 21 | Here Today | 18,002 | A1 | AT&T | 2,500 |
| 7 | Check N Go | 1,600 | 22 | Armed Forces | 1,500 | A2 | McAlister's Deli | 3,500 |
| 8 | Mercy Clinic | 11,000 | 23 | Fresenius Medical Care | 8,525 | Letter | Name | Acres |
| 9 | Arnold Eyecare | 4,000 | 24 | Casa Mexicana | 3,000 | B | Available | 0.71 |
| 10 | Beauty Mark | 1,900 | 25 | Available | 1,410 | C | O'Reilly Auto Parts | |
| 11 | Once Upon a Child | 5,500 | 26 | Available | 5,273 | D | Long John Silvers | |
| 12 | Available | 2,400 | 27 | Studio C | 6,150 | E | Jack in the Box | |
| 13 | Petco | 14,250 | 28 | Club Fitness | 20,597 | F | Bank of America | |
| 14 | Famous Footwear | 5,998 | 29 | Walmart | 204,000 | G | 54th St Bar & Grill | |
| 15 | Available | 2,740 | 30 | Kohl's | 60,000 | | | |



CO-TENANTS INCLUDE: