



[SHOPPES AT KOCH PARK]

Florissant, Missouri



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THE SHOPPES AT KOCH PARK

The Shoppes at Koch Park is a daily needs center anchored by a Shop n Save and located in Florissant, Missouri. Situated at the intersection of Shackelford and Charbonier, the Shoppes at Koch Park has exposure to over 41,000 vehicles each day. Directly across Charbonier sits Koch Park which is home to several youth fields, a fitness center, an aquatic center, and many other amenities catering to families in the area.

Current tenants in the area include:



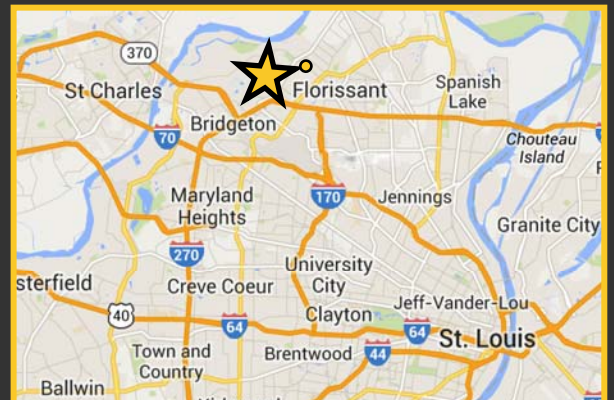
Intersection of Charbonier Rd. & Shackelford Rd. Florissant, MO

[DEMOGRAPHICS]

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Med. Household Income	\$57,048	\$56,099	\$56,774
Total Population	14,221	70,100	128,178
Daytime Employment	2,201	28,922	49,233

[AVERAGE DAILY TRAFFIC]

Charbonier Rd.	14,000 VPD
Shackelford Rd.	35,000 VPD



GOOD NEWS FOR PEOPLE ON THE GROW.

G.J. Grewe Brokerage & Development LLC 9109 Watson Rd., 4th Floor, St. Louis, MO 63126

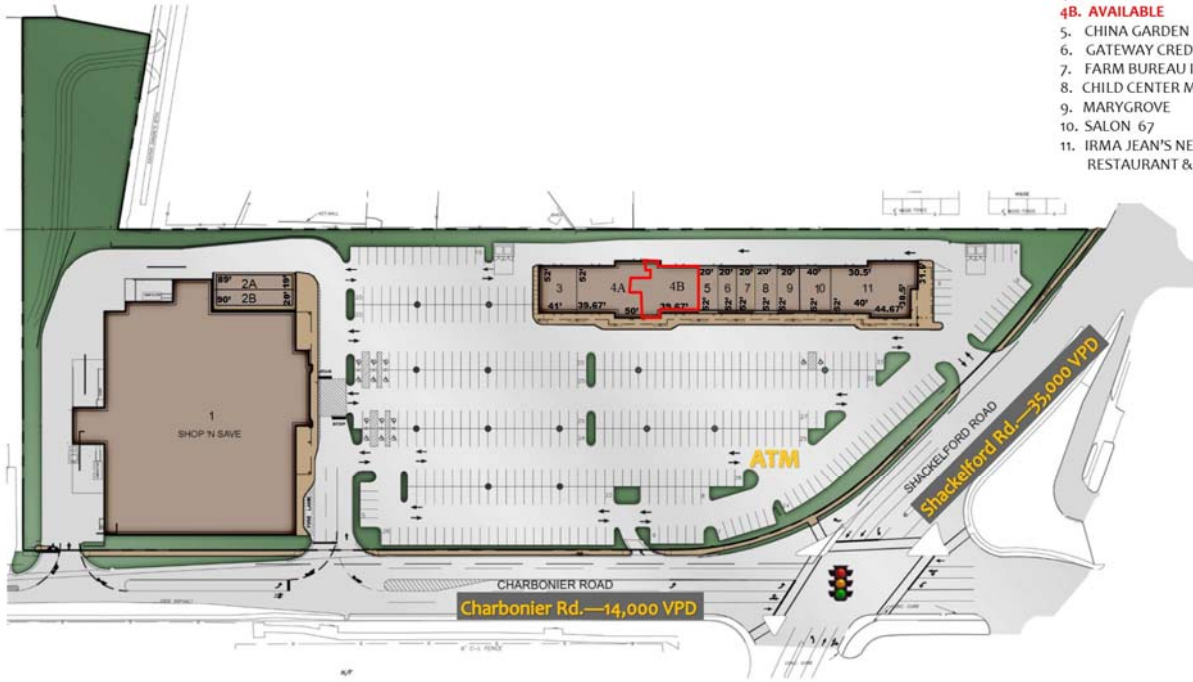
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RETAIL SPACE

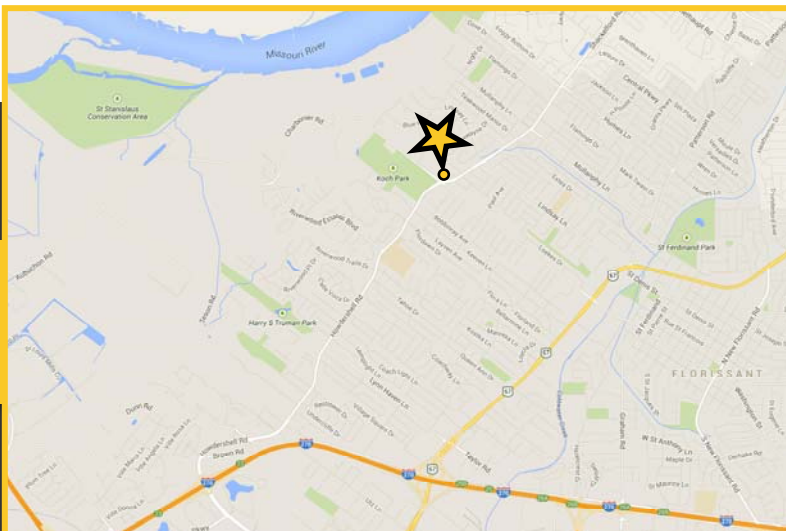
1. SHOP 'N SAVE	53,410 S.F.
2A. DEALS & DISCOUNTS	1,700 S.F.
2B. APPLE NAIL & SPA	1,940 S.F.
3. KOCH PARK DENTAL	2,130 S.F.
4A. PHYSICIAN	4,366 S.F.
4B. AVAILABLE	3,694 S.F.
5. CHINA GARDEN	1,040 S.F.
6. GATEWAY CREDIT UNION	1,040 S.F.
7. FARM BUREAU INSURANCE	1,040 S.F.
8. CHILD CENTER MARYGROVE	1,040 S.F.
9. MARYGROVE	1,040 S.F.
10. SALON 67	2,080 S.F.
11. IRMA JEAN'S NEIGHBORHOOD RESTAURANT & SPORTS BAR	5,100 S.F.



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FLORISSANT, MISSOURI

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