



**LOCATION.**  
commercial real estate



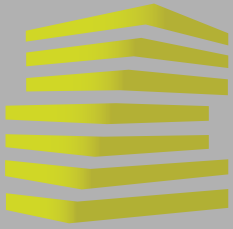
**1,547 SF  
AVAILABLE**

# THE SHOPPES AT LAKESIDE CROSSING

11500 - 11528 PAGE AVE

MARYLAND HEIGHTS, MO





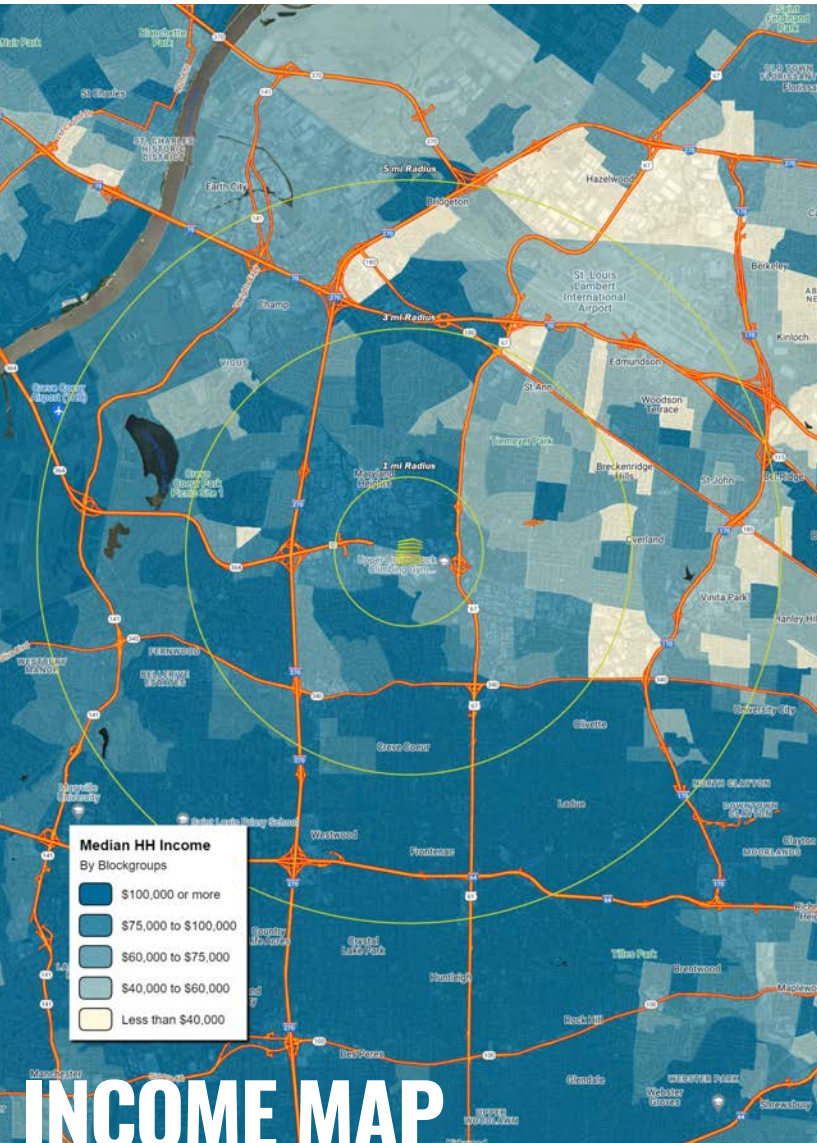
# THE SHOPPES AT LAKESIDE CROSSING

## NEIGHBORHOOD VIBE

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# INCOME MAP

### TRADE AREA OVERVIEW

Maryland Heights has a prime location in the center of the St. Louis Metropolitan area, located near the intersection of Interstates 70 and 270, and within a short drive of Interstates 64, 44 and 55. An eight-lane regional highway, U.S. 364, serves as one of two bridges connecting Maryland Heights to neighboring St. Charles County across the Missouri River, which forms the city's western boundary. Lambert-St. Louis International Airport is a 10-minute drive from Maryland Heights.

Since its incorporation in 1985, the city has seen significant growth, both residentially and commercially. Every year approximately 9 million visitors come to the city. Today, the city is home to more than 27,000 residents, 1,600 businesses, 3,600 hotel rooms, and numerous dining, recreation, and entertainment opportunities. Westport Plaza is a 700,000+ square foot development featuring dining, entertainment venues, businesses and even radio stations. Westport is located at the intersection of Page Avenue and I-270 in the west-central area of St. Louis County.

The long-term vision for Maryland Heights includes the redevelopment of one of its major thoroughfares, Dorsett Road, through the creation of a Tax-Increment Financing district along its eastern end. 2,000 acres in the Howard Bend Planning Area are also available for future development. Several sites are currently zoned for development of large office buildings.

A number of major corporations call Maryland Heights home. They include: Edward Jones; Elsevier Publishing; Fred Weber Inc.; French Gerleman; Grey Eagle Distributors, Inc.; Hollywood Casino; Hydromat Inc.; the St. Louis Post-Dispatch; Watlow Electric; and World Wide Technology.

The public school districts serving Maryland Heights, Parkway and Pattonville, have both earned "Distinction in Performance" recognition from the Missouri Department of Education. Maryland Heights has access to five city parks as well as St. Louis County's 2,000-acre Creve Coeur Park.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	4,424	88,448	171,812
<b>HOUSEHOLDS</b>	2,407	39,508	75,015
<b>EMPLOYEES</b>	22,151	100,982	172,645
<b>MED HH INCOME</b>	\$83,011	\$84,674	\$93,348

### AREA RETAIL | RESTAURANTS



Sheraton



WESTPORT PLAZA



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## ZOOM AERIAL + DETAILS

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### TENANT ROSTER

<b>A</b>	<b>STARBUCKS</b>	<b>2,025 SF</b>
<b>B</b>	<b>EDWARD JONES</b>	<b>932 SF</b>
<b>C</b>	<b>AVAILABLE</b>	<b>1,547 SF</b>
<b>D</b>	<b>SNARF'S</b>	<b>2,067 SF</b>
<b>E</b>	<b>QDOBA</b>	<b>3,124 SF</b>



- 1,547 SF AVAILABLE FOR LEASE LOCATED IN ST. LOUIS' MOST DENSE INDUSTRIAL CORRIDOR WITH A DAYTIME POPULATION OF 120,000+
- CENTER IS LOCATED AT A HARD CORNER | SIGNALIZED INTERSECTION WITH AMPLE PARKING
- THE PREMISES IS 22'1" X 70' AND HAS A POPPED-UP FAÇADE
- EXCELLENT VISIBILITY TO OVER 30,000 VPD ON PAGE AVE - ONE OF ST. LOUIS' BUSIEST THROUGHWAYS
- TENANTS INCLUDE STARBUCKS, QDOBA, SNARF'S, AND EDWARD JONES
- PLEASE CONTACT BROKER FOR PRICING
- ▶ TAKE A 360 TOUR





# THE SHOPPES AT LAKESIDE CROSSING

## MARKET AERIAL

JOE LODES

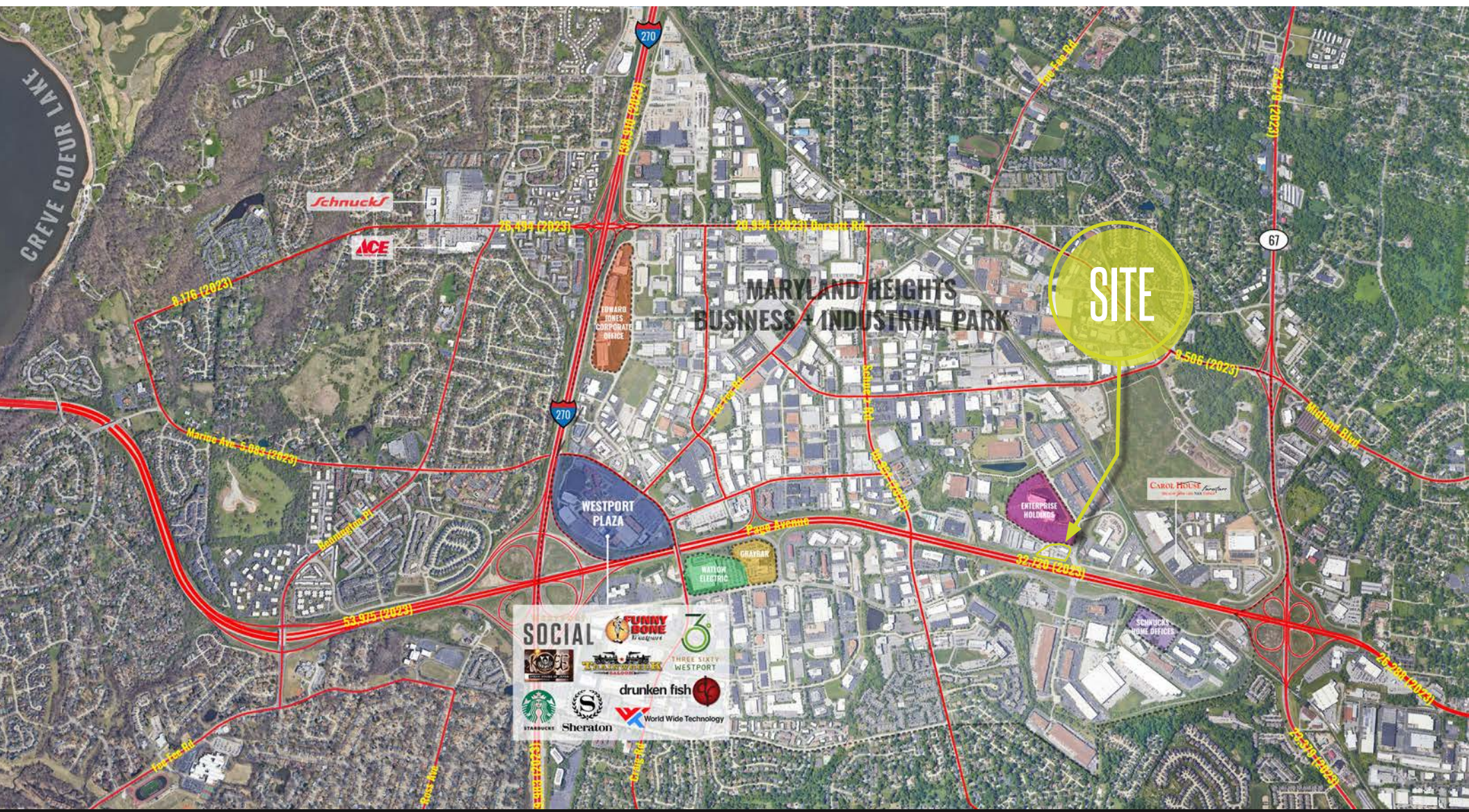
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