

# THE CROSSINGS AT RICHMOND HEIGHTS

INTERSTATE 64 & HANLEY RD

RICHMOND HEIGHTS, MO

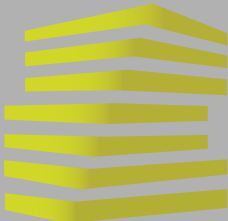


AVAILABLE



LOCATION.  
commercial real estate





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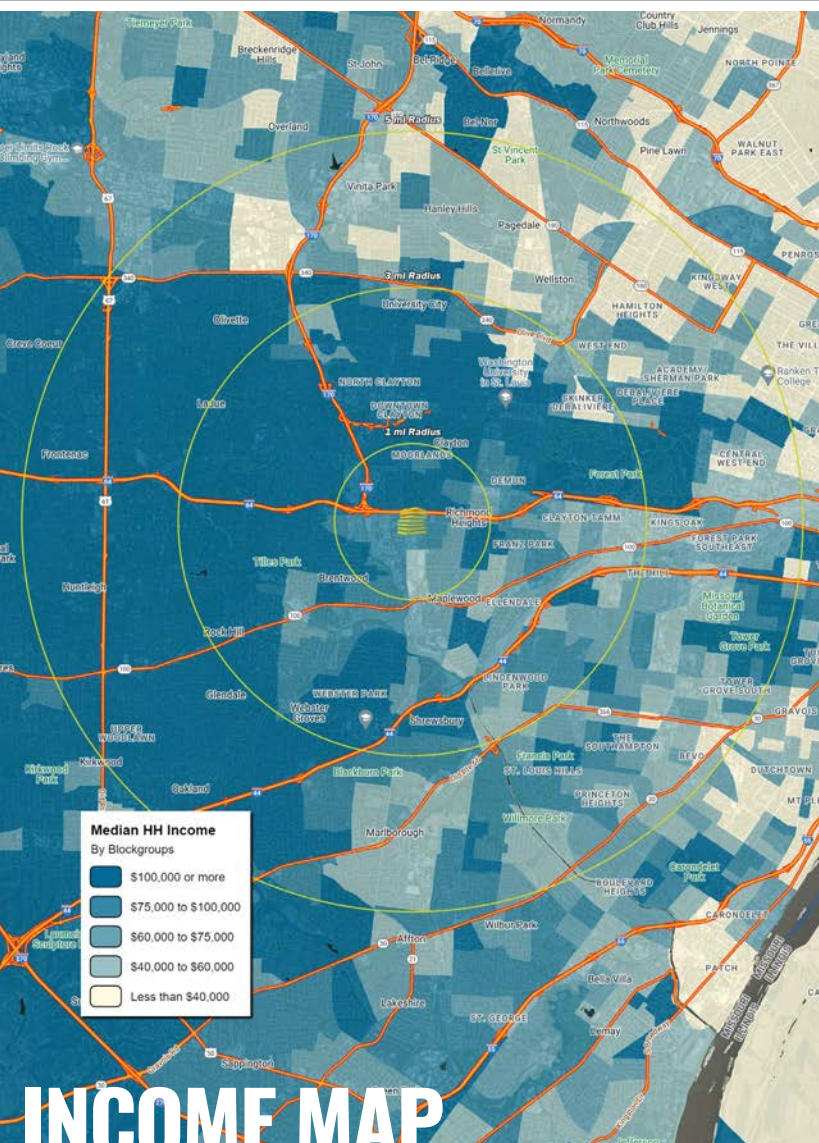
## NEIGHBORHOOD VIBE

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### TRADE AREA OVERVIEW

Located at the intersection of I-64 and I-170 in the heart of the St. Louis metro area, Richmond Heights successfully melds "Progress with Tradition." Richmond Heights boasts a diverse population from all walks of life; a wide array of well-maintained and attractive homes in established, desirable neighborhoods; quality public and private schools and high-quality city services.

The Crossings at Richmond Heights is less than 1 mile from bustling Clayton, the region's Central Business District & County seat, as well as the St. Louis Galleria, a 1.2 million square foot regional mall. St. Louis' finest attractions are just a 10 minute drive away, including the Gateway Arch, Busch Station, the St. Louis Art Museum, Muny Opera, St. Louis Science Center, St. Louis Zoo, Powell Symphony Hall, Fox Theatre, Scottrade Center, Missouri Botanical Garden, Forest Park & Lambert International Airport.

### DEMOGRAPHICS

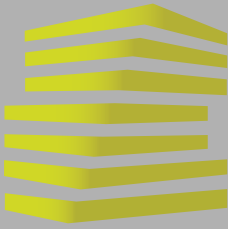
	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>14,736</b>	<b>121,852</b>	<b>315,844</b>
<b>HOUSEHOLDS</b>	<b>7,553</b>	<b>56,523</b>	<b>147,606</b>
<b>EMPLOYEES</b>	<b>15,813</b>	<b>113,067</b>	<b>205,138</b>
<b>MED HH INCOME</b>	<b>\$103,506</b>	<b>\$105,434</b>	<b>\$90,705</b>

### AREA RETAIL | RESTAURANTS



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## FLOOR PLAN + DETAILS

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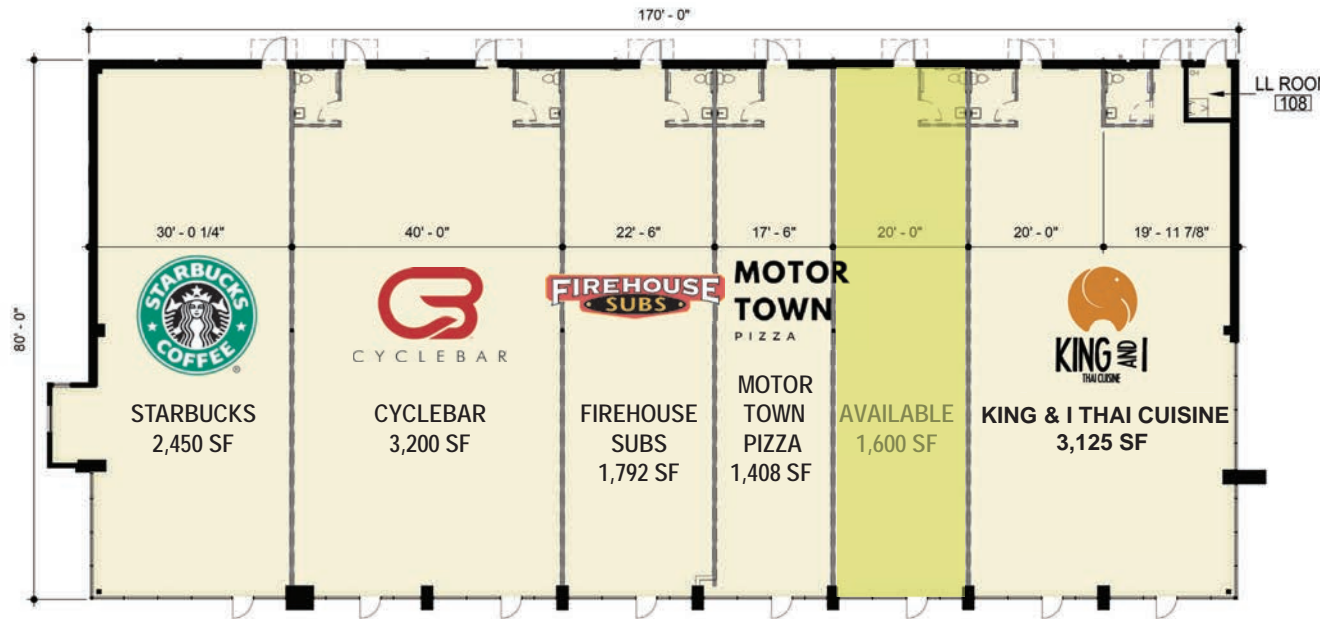
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- 1,600 SF AVAILABLE FOR LEASE IN A PREMIER ST. LOUIS TRADE AREA
- JOIN AREA TRAFFIC GENERATORS SUCH AS THE HEIGHTS RECREATION CENTER, COURTYARD BY MARRIOTT (141 ROOMS), BJC LEARNING INSTITUTE, TARGET, WALMART, HOME DEPOT, MENARDS, BEST BUY, AMONG OTHERS
- ONE OF ST. LOUIS' HIGHEST TRAFFICKED INTERCHANGES (I-64: 155,263 VPD; HANLEY RD: 28,351 VPD)
- OUTSTANDING VISIBILITY FROM I-64, HANLEY RD, AND DALE AVE
- SURROUNDED BY OFFICE, MULTI-FAMILY, DENSE RESIDENTIAL, AND RETAIL
- FANTASTIC PROXIMITY TO THE ST. LOUIS COUNTY SEAT, SERVING ST. LOUIS' SECOND LARGEST OFFICE POPULATION
- PLEASE CALL BROKERS FOR PRICING AND ADDITIONAL INFORMATION ON THIS OPPORTUNITY



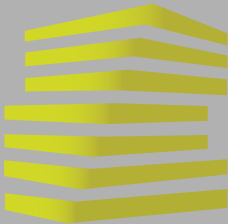
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## ZOOM AERIAL

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