



RETAIL/OFFICE FOR LEASE

GRANDVIEW PLAZA

1491 DUNN RD | FLORISSANT, MO 63033

LEASING INFORMATION

JARED HANCOCK 314.880.0428
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MIKE HURLEY 314.484.1469
mhurley@balkebrown.com

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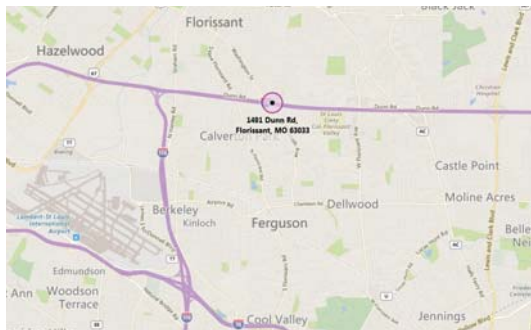
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PROPERTY DESCRIPTION

- 296,000 sf Shopping Center
- 504 - 50,000 sf Retail space available
- 504 - 800 sf Office suites available
- \$5-\$14.00 psf NNN
- Anchored by Schnucks, Old Time Pottery and Walgreens
- Excellent visibility from I-270 with over 140,000 vpd
- Located 2 miles from St. Louis Community College - Florissant Valley with 7,210 students



| | | | |
|-------------------|---------------|---------------|---------------|
| 2015 | 1 MILE | 3 MILE | 5 MILE |
| POPULATION | 12,095 | 99,556 | 246,836 |

| | | | |
|---------------------|---------------|---------------|---------------|
| 2015 MEDIAN | 1 MILE | 3 MILE | 5 MILE |
| HOUSEHOLD \$ | \$46,530 | \$45,627 | \$44,990 |

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1001 Highlands Plaza Drive West, Suite 150
St. Louis, MO 63110
p: 314.621.1414 | www.balkebrown.com

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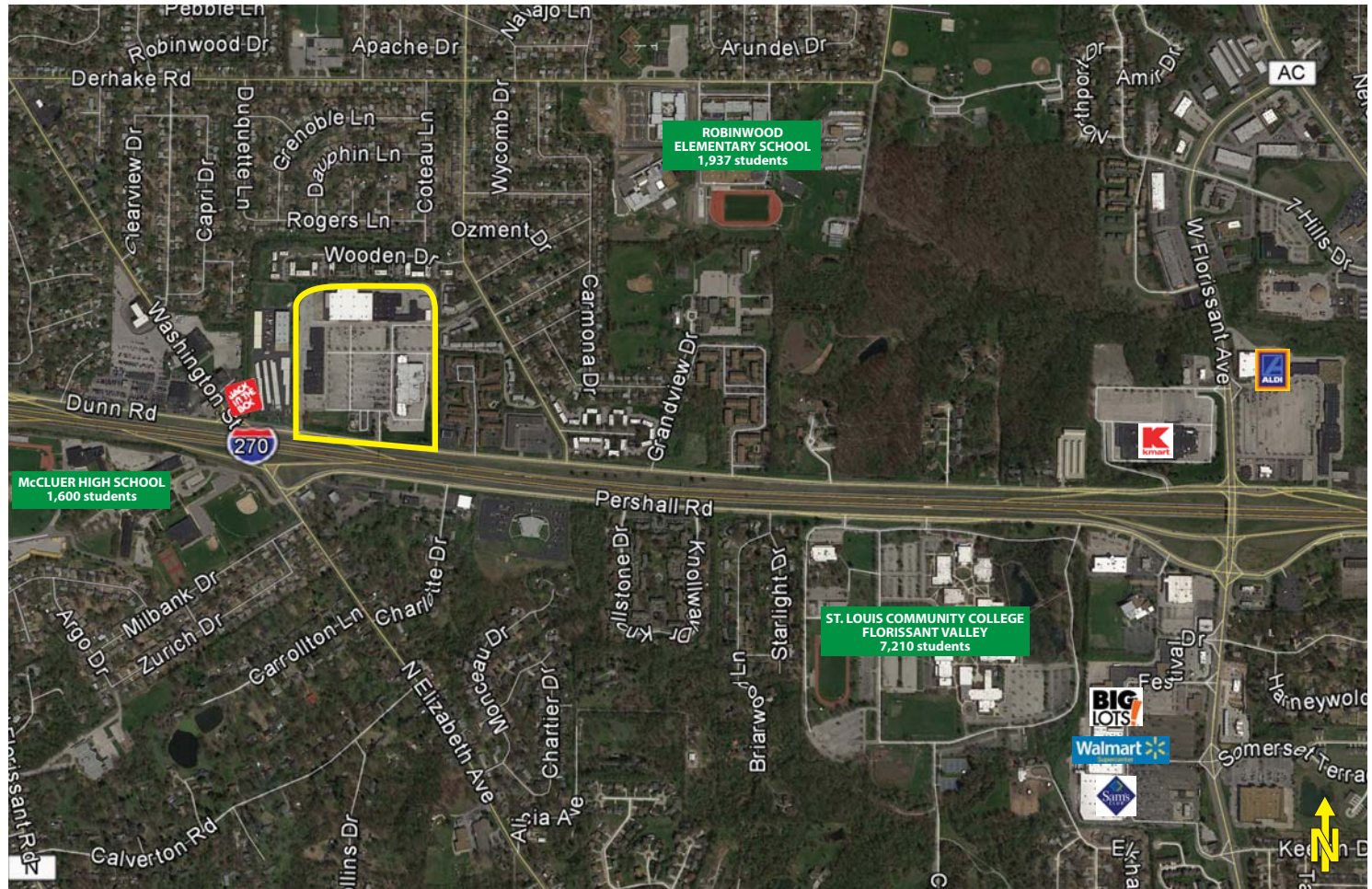
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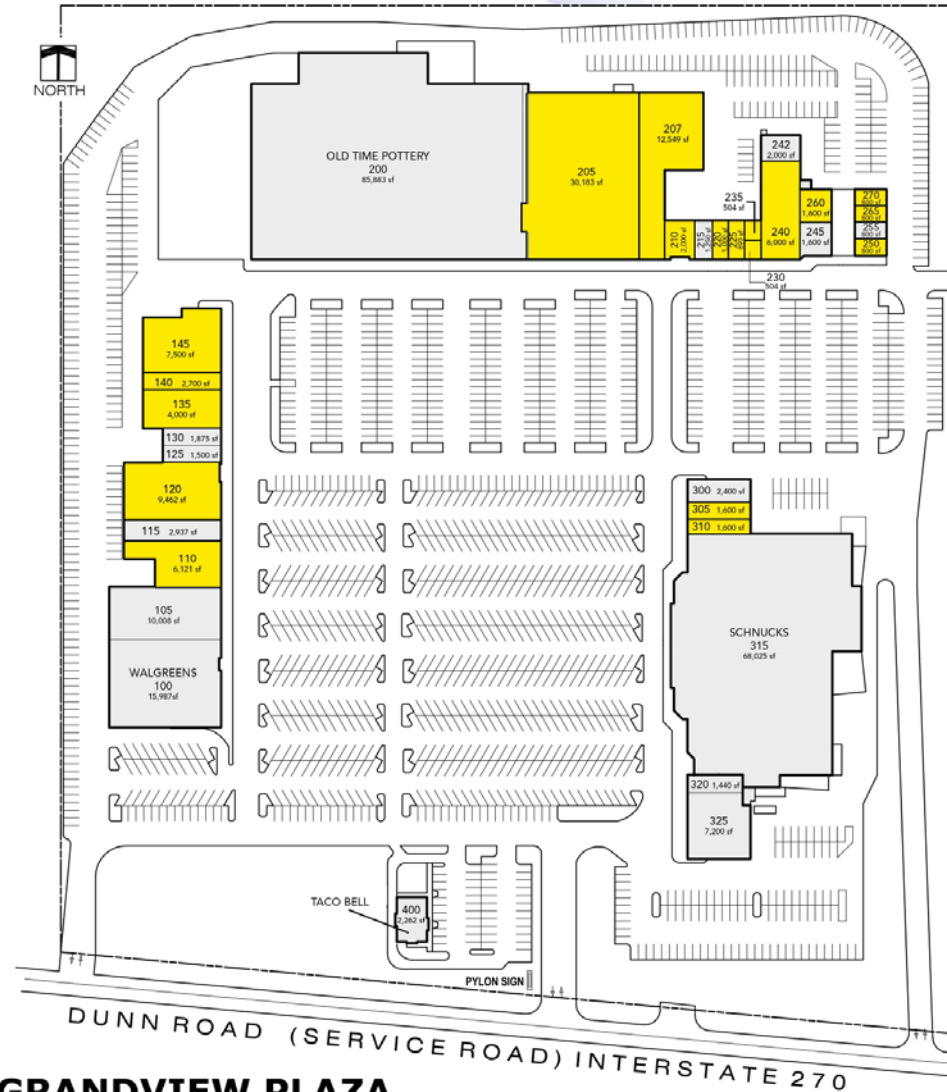
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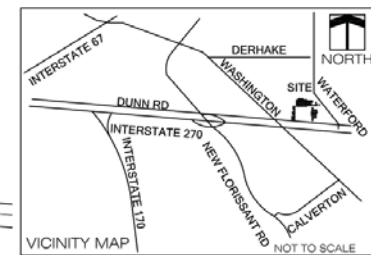
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|----------------------------|---------------------------|----------------|
| TENANT DATA | | |
| NO. | TENANT | SQ. FT. |
| 100 | WALGREENS | 15,984 |
| 105 | FRESNIUS DIALYSIS | 10,008 |
| 110 | AVAILABLE | 6,121 |
| 115 | RIVER CITY NUTRITION | 2,937 |
| 120 | AVAILABLE | 9,462 |
| 125 | SEARS OPTICAL | 1,500 |
| 130 | ORTHODONTIC CENTERS | 1,875 |
| 135 | AVAILABLE | 4,000 |
| 140 | AVAILABLE | 2,700 |
| 145 | AVAILABLE | 7,500 |
| 200 | OLD TIME POTTERY | 85,883 |
| 205 | AVAILABLE | 30,183 |
| 207 | AVAILABLE | 12,549 |
| 210 | AVAILABLE | 2,000 |
| 215 | SUBWAY SANDWICHES & SALAD | 1,250 |
| 220 | AVAILABLE | 1,000 |
| 225 | AVAILABLE | 890 |
| 230 | AVAILABLE | 585 |
| 235 | AVAILABLE | 504 |
| 240 | AVAILABLE | 6,000 |
| 242 | MAINTENANCE/ STORAGE | 2,000 |
| 245 | STATE FARM INSURANCE | 1,600 |
| 250 | AVAILABLE | 800 |
| 255 | DR. RICHARD C. KERRY, DDS | 800 |
| 260 | AVAILABLE | 1,600 |
| 265 | AVAILABLE | 800 |
| 270 | AVAILABLE | 800 |
| 300 | CHINS WOK | 2,400 |
| 305 | AVAILABLE | 1,600 |
| 310 | AVAILABLE | 1,600 |
| 315 | SCHNUCKS MARKET | 68,025 |
| 320 | GREAT CLIPS | 1,440 |
| 325 | RAINBOW | 7,200 |
| 400 | TACO BELL | 2,262 |
| TOTAL (SQUARE FEET) | | 295,858 |



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