

St. Louis' Premier New Mixed-Use Development

THE CROSSINGS AT RICHMOND HEIGHTS

Highway 40/Interstate 64 & Hanley Road, St. Louis, MO 63117



RETAIL & RESTAURANT PAD OPPORTUNITIES



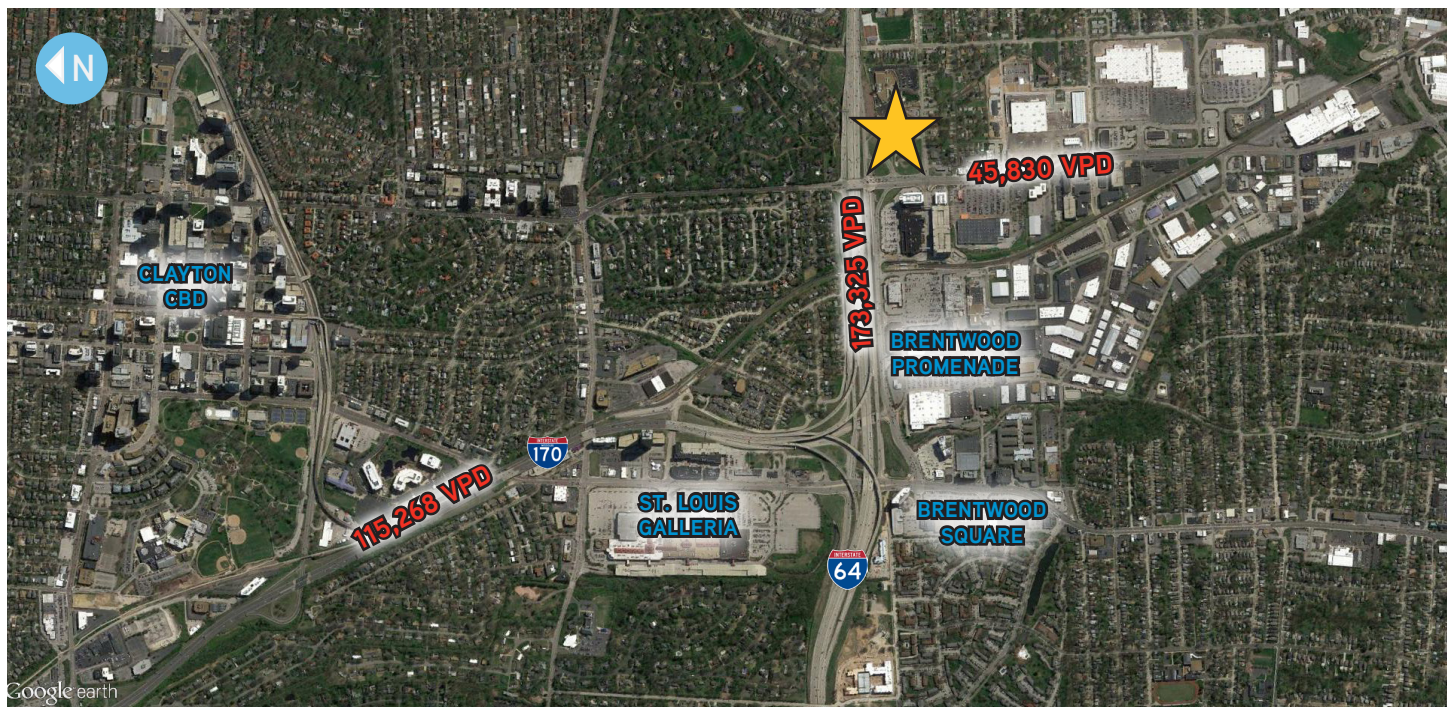
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RETAIL OPENING SPRING 2018



Excellent Location

The Crossings at Richmond Heights is prominently located at the intersection of Interstate 64/Highway 40 & Hanley Road in the heart of the St. Louis metro area. This is a premier trade area with excellent demographics & traffic counts.

The Crossings 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 with average store sales of \$671 per square foot.

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.

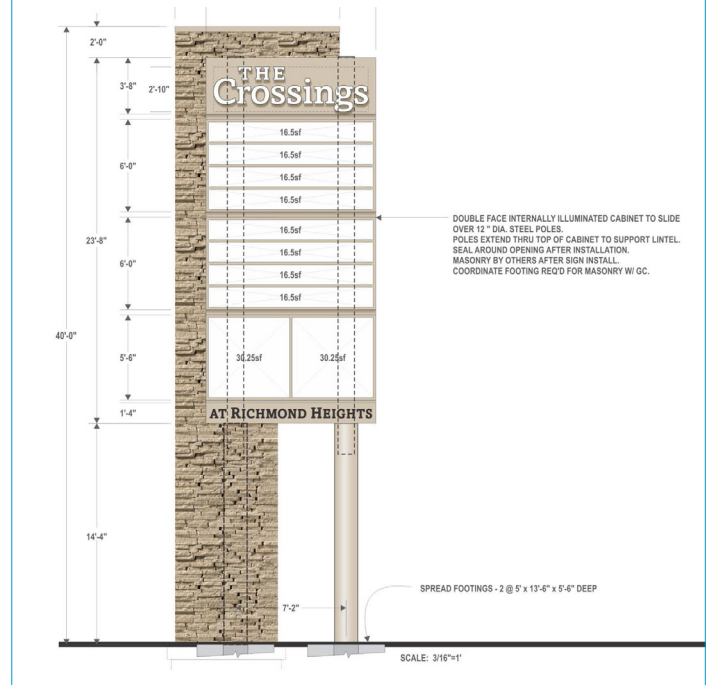
Development Highlights

- › Outstanding visibility & access from Interstate 64/Highway 40
- › Pylon signage
- › Interstate visibility and access
- › Ground lease and in-line leasing opportunities
- › Signalized intersection
- › Traffic Counts:
 - I-64/Hwy 40: 173,000 vehicles per day
 - Hanley Road: 45,000 vehicles per day
- › Established Trade Area:
 - 320,000 people within 5 miles
 - Strong daytime employment

Demographics

	1 Mile	3 Miles	5 Miles
Population	14,280	119,068	320,211
Median Age	38.1	37.3	38.3
Avg HH Income	\$112,540	\$101,176	\$87,776
# Businesses	1,230	7,244	14,697
# Employees	21,366	118,125	254,686

Pylon Signage



Monument Signage





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