

**RETAIL LEASING OPPORTUNITY**

# Pointe 44 – Valley Park

**912/932 MERAMEC STATION RD. VALLEY PARK, MO 63088**



## FELFAM 44



**FOR MORE INFORMATION, PLEASE CONTACT**

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**FELFAM 44 Real Estate Investments**

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1,400 to 3,569 SQ FT – \$15/YEAR NNN

**EXCELLENT ACCESS & VISIBILITY**

Located at the fully signalized intersection of Hwy 141 and Meramec Station Rd., the property benefits from exceptional visibility and access. Additionally, it is positioned less than .15 miles from the interchange of Hwy’s 44 and 144, which carry in excess of 155,000 vehicles per day.

**CATEGORY LEADING TENANTS**

Pointe44 includes several A-rated tenants such as Hardee’s, Starbucks, Sugarfire Smoke House, P’sghettis and PNC Bank

**STRATEGIC LOCATION**

The Property’s position near Hwy’s 44 (100,250 vehicles per day) and 141 (56,670 vehicles per day) places the property at one of St Louis’ most heavily trafficked intersections that offers regional accessibility. The asset is within a 20-minute drive of Six Flags, 4-minutes of the Anheuser-Busch Conference Center and Soccer Park and 15 miles from Downtown St. Louis making it a convenient stopping point for people traveling between these popular St Louis destinations.

**DESIRABLE DEMOGRAPHICS**

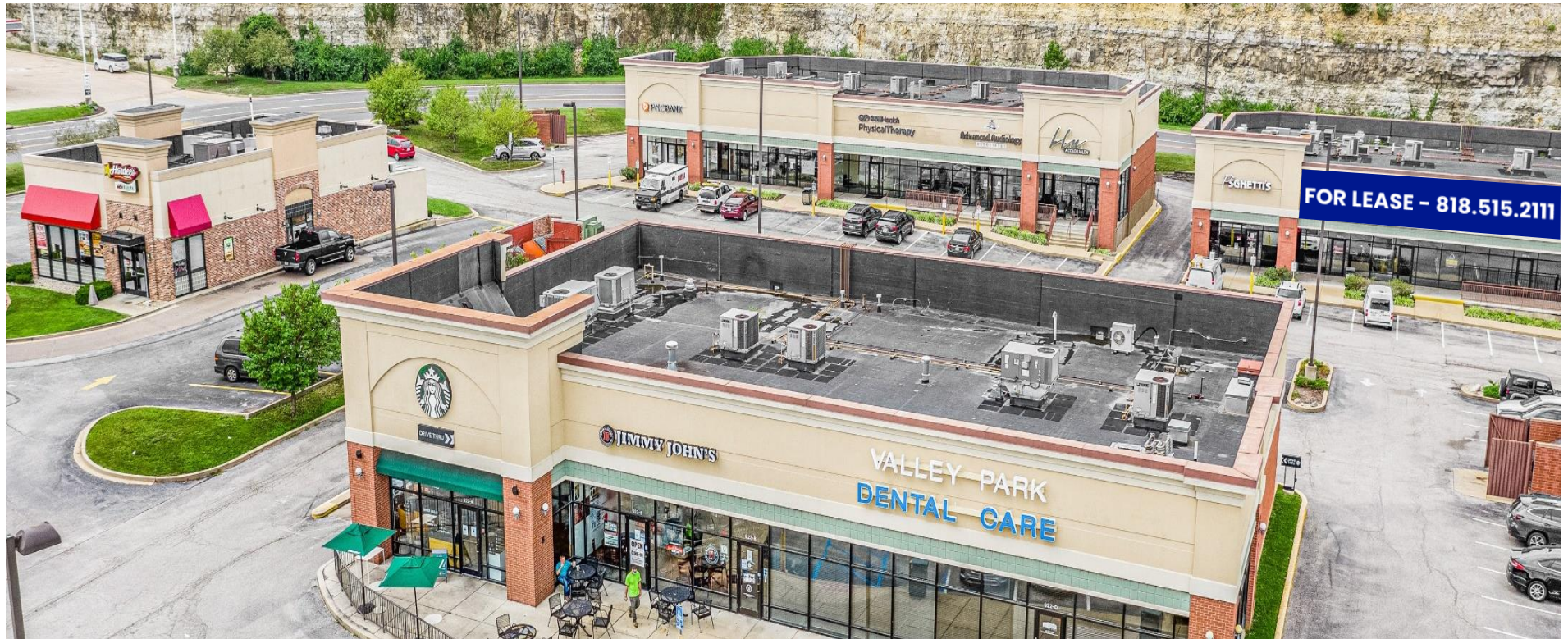
3-mile demographics include a population of 53,412 with an average household income of \$113,724 and a daytime population of 60,666.



**SUBSTANTIAL BUILT-IN CUSTOMER BASE**

Pointe 44 is strategically located in an under-retailed area surrounded by entertainment venues, hotels, office/industrial parks and a regional hospital system that all serve as a built-in customer base and strong traffic generators for the asset.

- Situated directly in front of Drury Inn (139 rooms) and Hampton Inn (91 rooms)
- Maritz Headquarters - 4,000+ Employees
- Industrial – 9.4 million square feet 93% Occupancy
  - o Including the new Fenton Logistics Park—a new 1.2 million square foot industrial park.
- St. Clare Hospital - 180 beds | 160,000 +/- annual patient visits | 1,700 Employees
- World-Wide Technology Soccer Park - 4 stadiums with the largest capable of holding 5,500 seats.
- Six Flags and Hurricane Harbor





**902 MERAMEC STATION RD**

C1	Hardee's	2,871 SF
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**922 MERAMEC STATION RD**

D1	Starbucks	1,752 SF
D2	Available	1,658 SF
D3	Heartland Dental	2,917 SF

**912 MERAMEC STATION RD**

A-B	PNC Bank	2,569 SF
C	Available	1,400 SF
D-E	St. Louis Physical Therapy	2,800 SF
F	Advanced Audiology	1,400 SF
G	Blu Color Salon	1,240 SF

**932 MERAMEC STATION RD**

A-B	P'Sghetti's Pasta	2,731 SF
C-D	Available	3,569 SF
E-F	Mackenzie Brewing	2,108 SF
G	Available	1,400 SF
H	Cheap Pricks	1,400 SF
I	First Gunsmithing	1,400 SF
J-M	Sugarfire Smokehouse	15,540 SF







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