



CLOCK TOWER PLAZA

100-164 CHESTERFIELD COMMONS E RD.
CHESTERFIELD, MO 63005

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The Front Entrance to Chesterfield Commons



Clock Tower Plaza

Located in the
Chesterfield
Commons Regional
Trade Area



100-164
Chesterfield
Commons E. Road
Chesterfield, MO
63005

Property Summary



OFFERING SUMMARY

Sale Price: Subject To Offer

NOI: \$328,061

Lot Size: 2.61 ACRES

Year Built: 2006

Building Size: 23,612 SF

PROPERTY OVERVIEW

Clock Tower Plaza is located In West St Louis County, in Chesterfield MO.

Chesterfield is one of the highest income areas in St. Louis County.

This area is home of approximately 3,200 businesses with over 42,000 employees.

Chesterfield Commons is the most dynamic retail trade area in Metro St Louis.

The retail power center area is over 2,000,000 square feet.

This trade area produces over \$1 billion in sales, making it one of the largest shopping areas in the USA.

Seven large retailers – Sam’s Club, Walmart Super Center, Target, Best Buy, Dick’s Sporting Goods, Home Depot, and Lowe’s Home Improvement Warehouse – presently anchor this 2-mile long commercial development. Fifty restaurants serve patrons in this shopping center.

Traffic Counts at Clock Tower Plaza are 13,855 vpd at the intersection of the entrance to Clocktower Plaza (Chesterfield Airport Rd at Baxter) and 25,539 vpd at the 4-way intersection in front of Chesterfield Commons (Chesterfield Airport Road at Boones Crossing).

Property Description



PROPERTY OVERVIEW

Clock Tower Plaza is located in the largest and most dynamic retail trade area in Metro St Louis: Chesterfield Commons. The strip center was built in 2006. It is being maintained in Class A condition. It currently has 11 tenant bays and high occupancy (88%). Due to distinctive architecture and easy shopper accessibility, Clock Tower Plaza is well known in the surrounding community.

LOCATION OVERVIEW

Clock Tower Plaza is located immediately adjacent to, with cross access to the Chesterfield Commons retail power center.

The site provides easy access to Interstate 64 which travels through the congested Chesterfield Valley where it gains a fourth lane.

Clock Tower Plaza is in the center of the fastest growing regional shopping and entertainment district in the Metro St Louis area (population 2.8 mil).

Nearby is the only Top Golf in Missouri (note fence in background of picture above), St. Louis Premium Outlets, and the new Tesla Mega Center.



Investment Offering Details

HOW TO OBTAIN ADDITIONAL INFORMATION

- Contact Jeff Zornes to receive Confidentiality Agreement
- Receive access to Virtual Deal Room: financial documents and additional information.
- Contact Jeff Zornes or Kurt Lord if additional information needed.

TIMELINE FOR OFFERS

DEADLINE FOR OFFERS: August 27, 2019



The Chesterfield Valley Trade Area - Known as the Retail Capital of Missouri

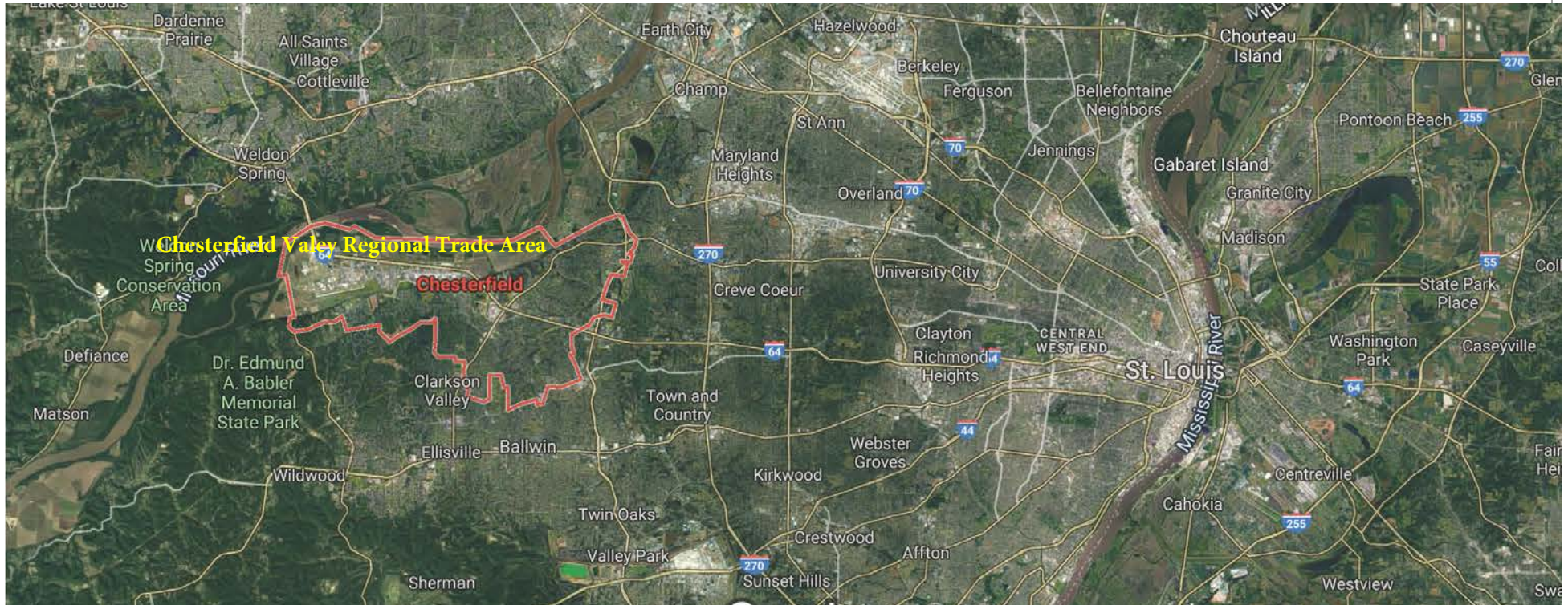
One of the Largest Retail Power Centers in the USA

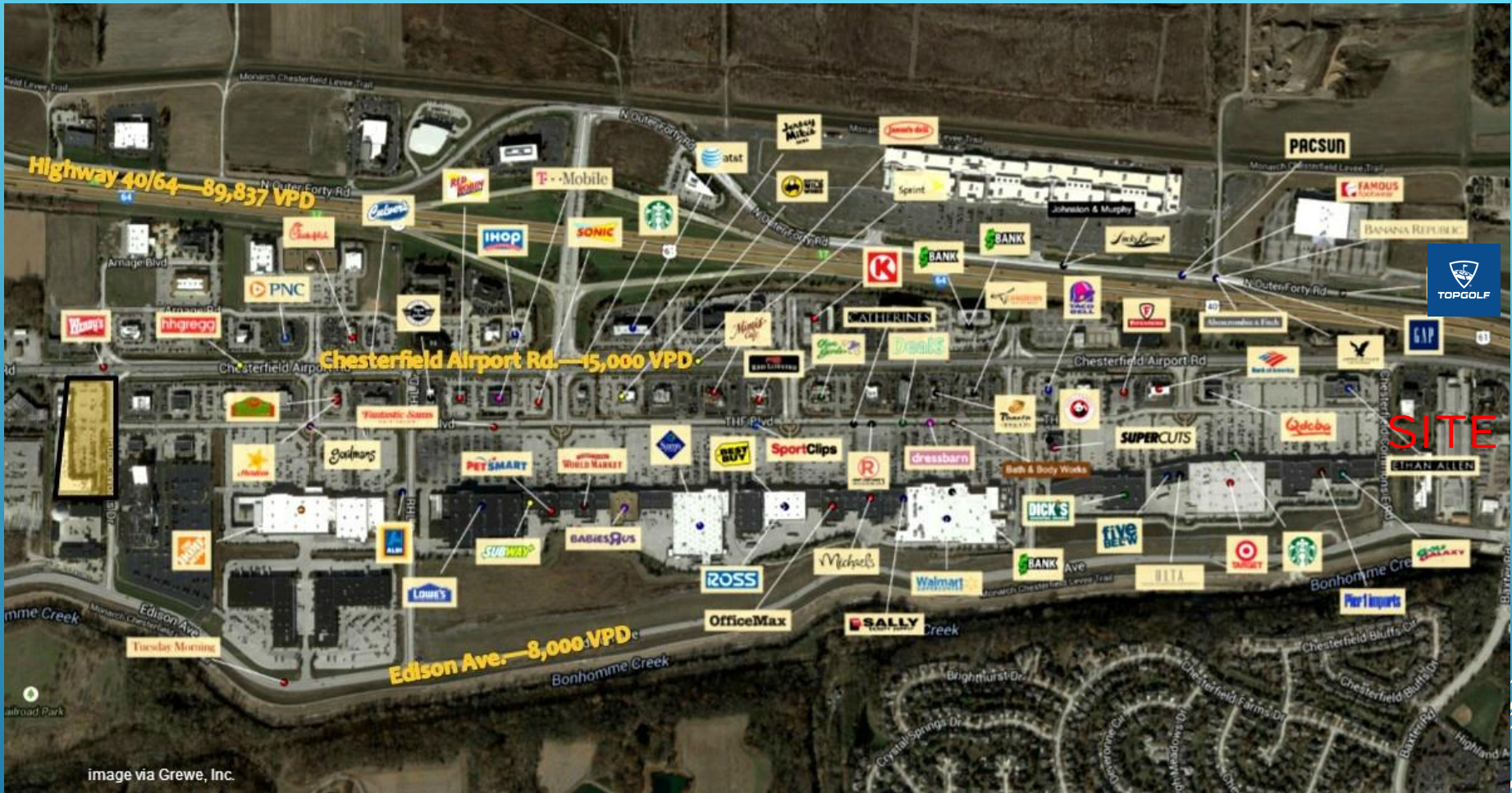
Over \$1 billion in Retail Sales

The Clock Tower Plaza Front Entrance is 44 Feet from the East Entrance to These Buildings.



Regional Map





North

Center

South



DEMOGRAPHICS

100-164 Chesterfield Commons E Rd.
Chesterfield, MO 63005

Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	1,777	100,996	499,111
Median age	44.1	43.4	39.8
Median age (male)	42.3	42.8	38.8
Median age (female)	45.2	44.0	40.7
Total households	823	38,190	193,055
Total persons per HH	2.2	2.6	2.6
Average HH income	\$112,501	\$121,611	\$100,164
Average house value	\$412,335	\$357,777	\$294,607

** Demographic data derived from 2010 US Census*



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