



**LOCATION.**  
commercial real estate

PROPOSED  
MULTI-FAMILY  
DEVELOPMENT

ORLANDOS  
DOLLAR TREE

Schnucks

Analy's  
Frozen Custard

SMOOTHIE KING

Commerce Bank

19,590 (2019)

McKelvey Rd.  
9,490 (2019)

Dorsett Rd.

29,347 (2019)

Arbys

McDonald's

K

ACE  
The Hardware Store

DOBBS  
TIRE & AUTO CENTERS

HOUSE OF PAIN  
FITNESS CENTER

OUR  
URGENT CARE

DQ  
Grill & Chill

IMO'S  
PIZZERIA

AMERICAN  
CLEANERS

Walgreens

Denny's

FIREHOUSE  
SUBS  
FOUNDED BY FIREMEN

270

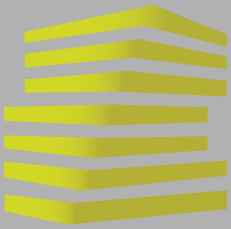
153,923 (2019)

SITE

# DORSETT SQUARE

12632-12680 DORSETT RD | SPACES AVAILABLE AT HOUSE OF PAIN  
FITNESS AND ACE HARDWARE ANCHORED RETAIL CENTER  
FOR LEASE IN MARYLAND HEIGHTS, MO.

**5,054 SF RESTAURANT/BAR SPACE COMING SOON!**



# DORSETT SQUARE MARKET OVERVIEW

KEVIN SHAPIRO

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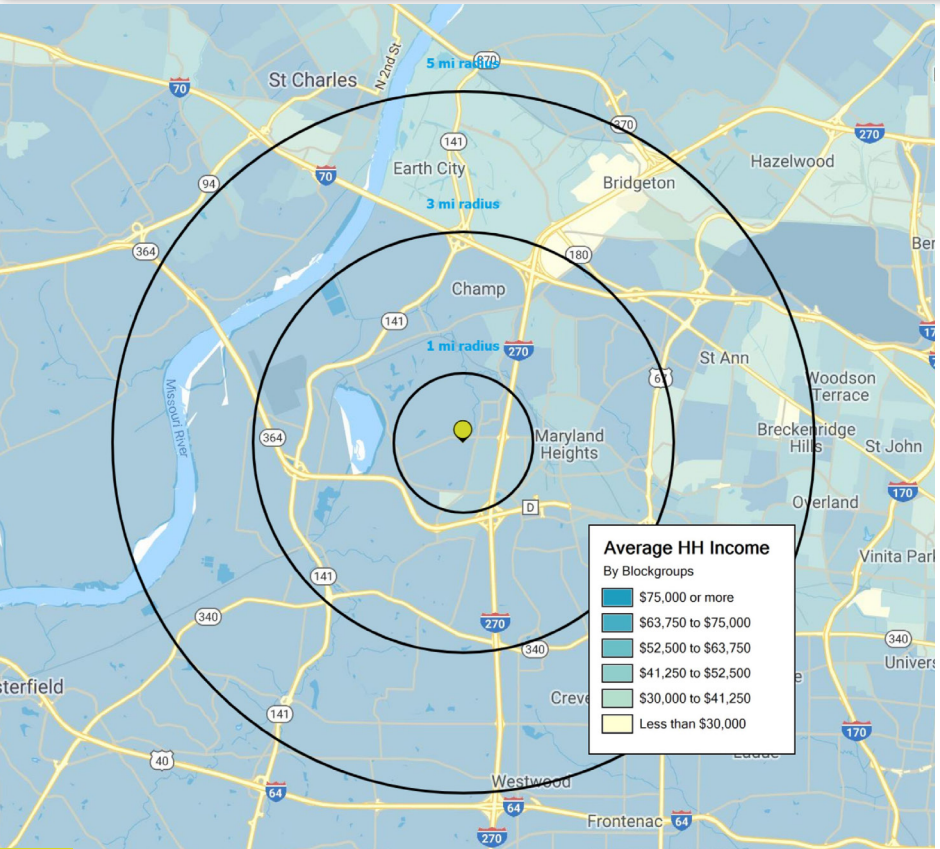
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2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,002	57,085	143,337
HOUSEHOLDS	5,857	26,456	64,850
AVG HH INCOME	\$85,053	\$97,574	\$101,033

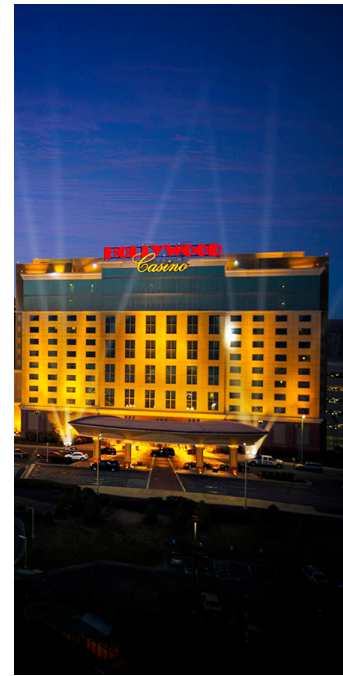
Maryland Heights has a prime location in the center of the St. Louis Metropolitan area, located near the intersection of Interstates 70 and 270, and within a short drive of Interstates 64, 44 and 55. An eight-lane regional highway, U.S. 364, serves as one of two bridges connecting Maryland Heights to neighboring St. Charles County across the Missouri River, which forms the city's western boundary. Lambert-St. Louis International Airport is a 10-minute drive from Maryland Heights.

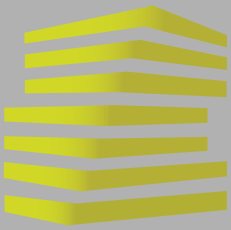
Since its incorporation in 1985, the city has seen significant growth, both residentially and commercially. Every year approximately 9 million visitors come to the city. Today, the city is home to more than 27,000 residents, 1,600 businesses, 3,600 hotel rooms, and numerous dining, recreation, and entertainment opportunities. Westport Plaza is a 700,000+ square foot development featuring dining, entertainment venues, businesses and even radio stations. Westport is located at the intersection of Page Avenue and I-270 in the west-central area of St. Louis County.

The long-term vision for Maryland Heights includes the redevelopment of one of its major thoroughfares, Dorsett Road, through the creation of a Tax-Increment Financing district along its eastern end. 2,000 acres in the Howard Bend Planning Area are also available for future development. Several sites are currently zoned for development of large office buildings.

A number of major corporations call Maryland Heights home. They include: Edward Jones; Elsevier Publishing; Fred Weber Inc.; French Gerleman; Grey Eagle Distributors, Inc.; Hollywood Casino; Hydromat Inc.; the St. Louis Post-Dispatch; Watlow Electric; and World Wide Technology.

The public school districts serving Maryland Heights, Parkway and Pattonville, have both earned "Distinction in Performance" recognition from the Missouri Department of Education. Maryland Heights has access to five city parks as well as St. Louis County's 2,000-acre Creve Coeur Park.





# DORSETT SQUARE

## SITE PLAN + INFORMATION

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Suite	Tenant	SF
A	VACANT	2,372
B	Apex Physical Therapy	2,368
C	Great Clips	1,200
D	RevoCup Coffee	1,500
E	AVAILABLE JANUARY 1, 2021	5,040
F	Sushi Ai	2,246
G	Edible Arrangements	1,200
H	Liberty Tax	1,226
I	Carriage Cleaners	1,500
J	Art Therapy Studios	1,200
K	AVAILABLE	1,080
L	Ace Hardware	14,484
M	AVAILABLE	3,862
N	House of Pain	23,955
O	Doobs	7,000

- HOUSE OF PAIN AND ACE HARDWARE ANCHORED SHOPPING CENTER IN THE HEART OF MARYLAND HEIGHTS
- 5,040 SF RESTAURANT/BAR SPACE AVAILABLE JANUARY 1, 2021
- SCHNUCK'S MARKET ACROSS THE STREET
- CENTER SERVES THE LARGE OFFICE POPULATION IN CREVE COEUR, WESTPORT AND EARTH CITY
- TWO SIGNALIZED ACCESS POINTS
- ASKING RENT: \$16-\$18 PSF NNN



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