

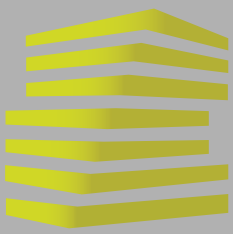
# RICHARDSON CROSSING

100 RICHARDSON CROSSING

ARNOLD, MO



**LOCATION.**  
commercial real estate

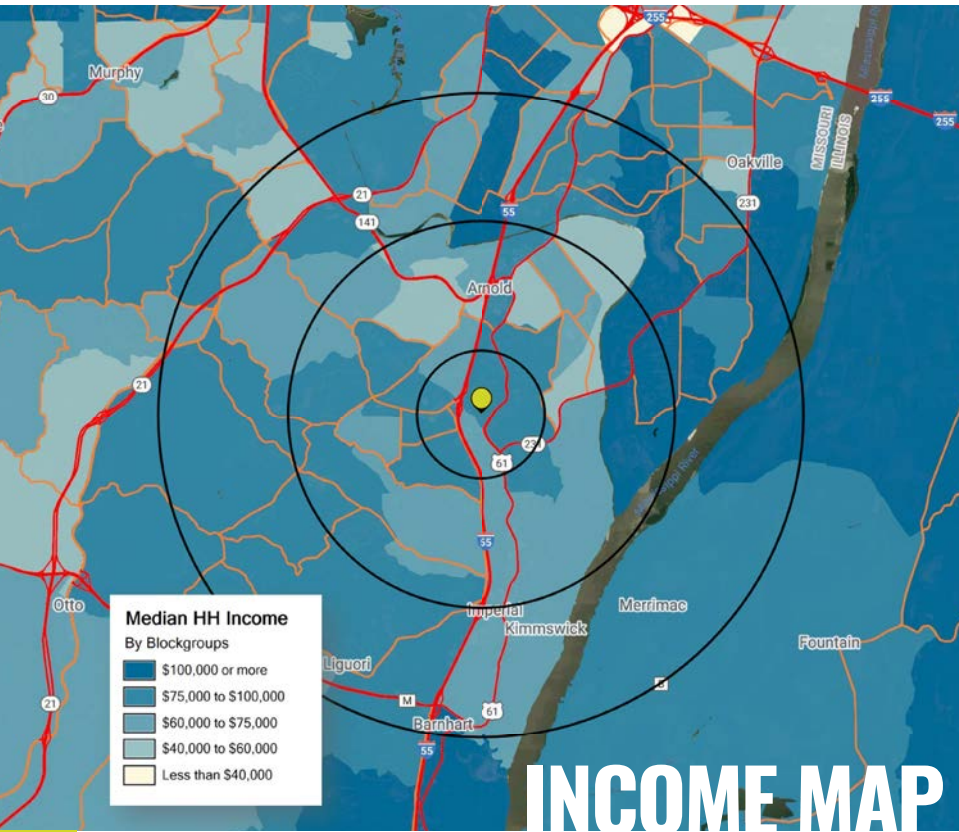


# RICHARDSON CROSSING

## NEIGHBORHOOD VIBE

BEN WEIS

314.818.1563 (OFFICE)  
314.629.6532 (MOBILE)  
Ben@LocationCRE.com



### INCOME MAP

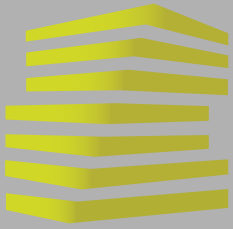
Arnold, Missouri, is a suburban community situated along I-55 at the confluence of the Meramec and Mississippi Rivers. Incorporated in 1972, Arnold has a fantastic small town atmosphere and is 15 miles southwest of St. Louis. With a population of 20,808 and an area of 11.2 square miles, Arnold is the largest city in Jefferson County. Its population is expected to increase 3.5% over the next ten years to 22,435. In 2008, Money magazine ranked Arnold as the 12th best and most affordable city to live in the United States. Arnold is a growing city with new commercial, residential and industrial expansion. The top employers in Arnold include Fox C-6 School District, Convergys Corporation, a customer and information management company, Walmart, LMC Industries, a "state-of-the-art," highly automated, full-service molding company and Metal Container Corporation, a can manufacturing and distributing company.

Arnold is served by Fox C-6 School District. The school district has obtained a perfect score on Missouri's Annual Performance Report for the past five years. Fox High School has received an A+ Designation and the School District has received a "Distinction in Performance" from the State of Missouri for 11 years in a row. Jefferson College - Arnold is an expansion campus of Jefferson College's main campus in nearby Hillsboro, Missouri. The 40,000 square foot campus opened in 2007 and is a two-year college offering Associate Degrees with a 2016-2017 total enrollment of 4,742.

2020 DEMOGRAPHICS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
<b>POPULATION</b>		7,117	49,337	94,567
<b>HOUSEHOLDS</b>		2,717	19,295	37,041
<b>AVG HH INCOME</b>		\$90,665	\$87,012	\$95,258



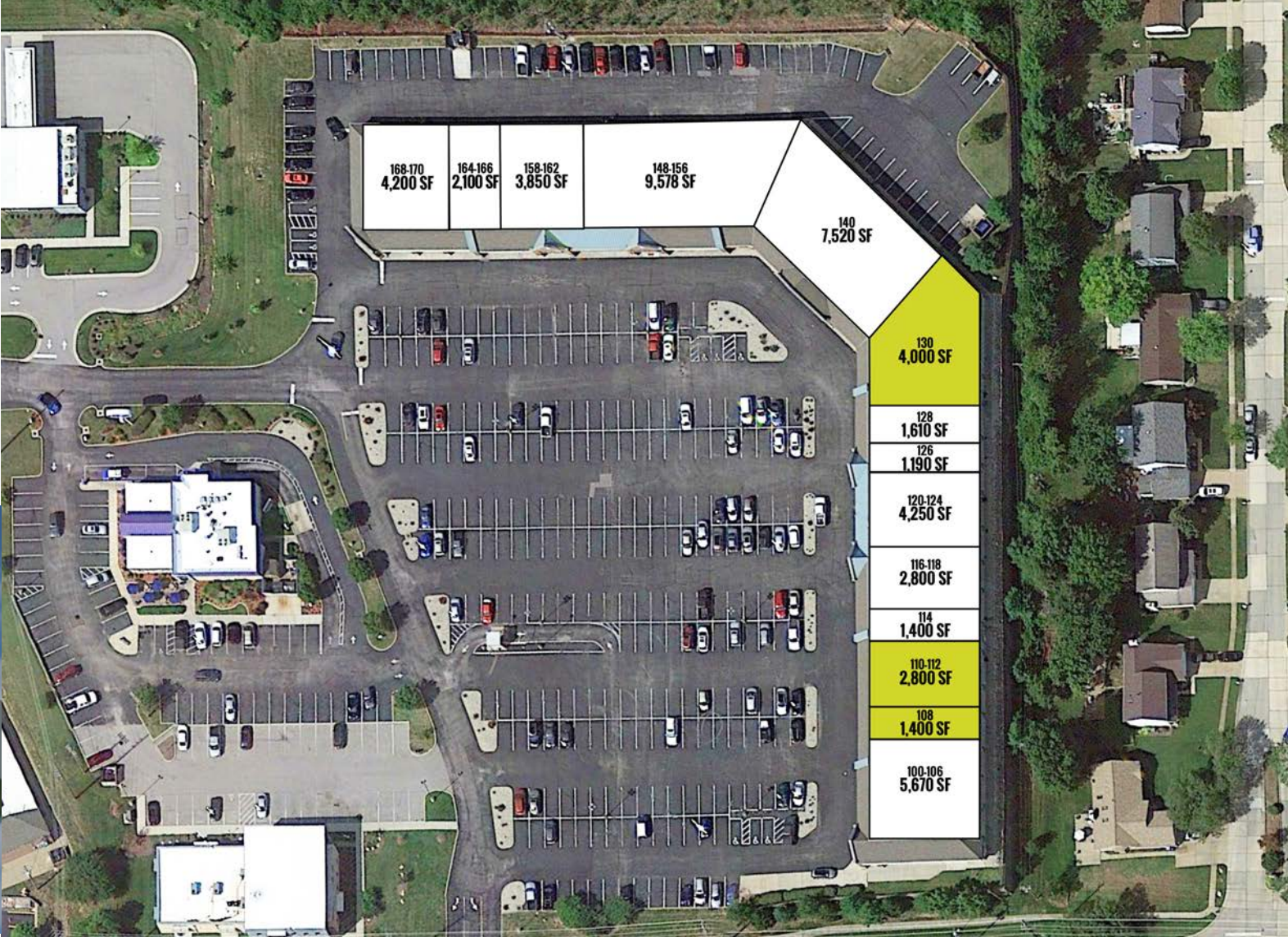


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## SITE PLAN & DETAILS

BEN WEIS

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Suite	Tenant	SF
100-106	Davita Dialysis	5,670
108	AVAILABLE (Sew 4 U)	1,400
110-112	AVAILABLE (Office Space)	2,800
114	AA Nails	1,400
116-118	Axes PT	2,800
120-124	Arnold Smiles	4,250
126	Shelter Insurance	1,190
128	STL Pizza & Wings	1,610
130	AVAILABLE (Artizta's)	4,000
140	Missouri Baptist	7,520
148-156	Premier Pediatrics	9,578
158-162	Cora Physical Therapy	3,850
164-166	State Beauty Supply	2,100
168-170	Celeslie's	4,200

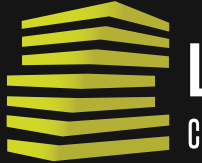
### 360 VIRTUAL TOURS AVAILABLE SUITES



SUITE 108



SUITE 110-112



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