

RETAIL PROPERTY FOR LEASE

The Shops at Robert's Village

1330 AUBERT ROAD, SAINT LOUIS, MO 63113



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Presented By:

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Jeff Eisenberg
& associates



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,120 - 1,400 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	5.3 Acres
Year Built:	2002
Building Size:	42,000
Zoning:	F
Municipality:	St. Louis City
Submarket:	St. Louis City
Traffic Count:	28,450

PROPERTY OVERVIEW

The Shops at Robert's Village consists of approximately 42,000 square feet of retail space with available suites ranging from 1,120 to 2,800 square feet. This neighborhood shopping center includes tenants such as Dollar Tree, St. Louis Custom Design, and King's Beauty. The Shops at Robert's Village offers excellent frontage and ingress via Kingshighway Boulevard, Dr. Martin Luther King Drive and Page Boulevard. Built in 2002, This shopping center is situated within a progressive and thriving community with opportunities for heavy foot traffic.

LOCATION OVERVIEW

Located in St. Louis City just 1/2 mile south of Natural Bridge Boulevard and 1 mile south of I-70.

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PROPERTY DETAILS

LEASE RATE

\$12.00 SF/YR

LOCATION INFORMATION

Building Name	The Shops at Robert's Village
Street Address	1330 Aubert Road
City, State, Zip	Saint Louis, MO 63113
County/Township	Saint Louis City
Municipality	St. Louis City
Submarket	St. Louis City
Cross Streets	N. Kingshighway & Page
Side Of Street	North
Nearest Highway	I-70, I-64, I-170, I-44
Nearest Airport	Lambert St. Louis International Airport

BUILDING INFORMATION

Building Size	42,000 SF
Occupancy %	90%
Tenancy	Multiple
Number Of Floors	1
Year Built	2002
Free Standing	No
Signage	Pylon

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	F
Lot Size	5.3 Acres
APN#	3786-00-0265
Corner Property	no
Traffic Count	28,450
Traffic Count Street	N. Kingshighway

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	9.0
Number Of Spaces	371

OPERATING EXPENSES

CAM	\$2.48
Taxes	\$0.76
Insurance	\$0.28
Total	\$3.52

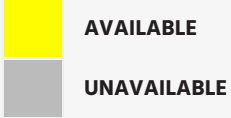
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AVAILABLE SPACES



LEASE TYPE | NNN
TOTAL SPACE | 1,120 - 1,400 SF
LEASE TERM | Negotiable
LEASE RATE | \$12.00 SF/yr



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
101A	Urban League	1,400 SF	NNN
101B	Urban League	1,400 SF	NNN
102A	Available	1,120 SF	NNN
102B	Heaven Sent	1,680 SF	NNN
103	Nice Cutz	1,200 SF	NNN
104	Shell City	1,400 SF	NNN
105	Available	1,400 SF	NNN
106	Available	1,400 SF	NNN
107	STL Customs	1,400 SF	NNN
108	Nail Spa	1,400 SF	NNN
109	Kings Beauty	5,500 SF	NNN
114	New Direction	4,550 SF	NNN
118	Heaven Sent	4,130 SF	NNN
120	Israel of God	3,000 SF	NNN
126	Dollar Tree	10,500 SF	NNN

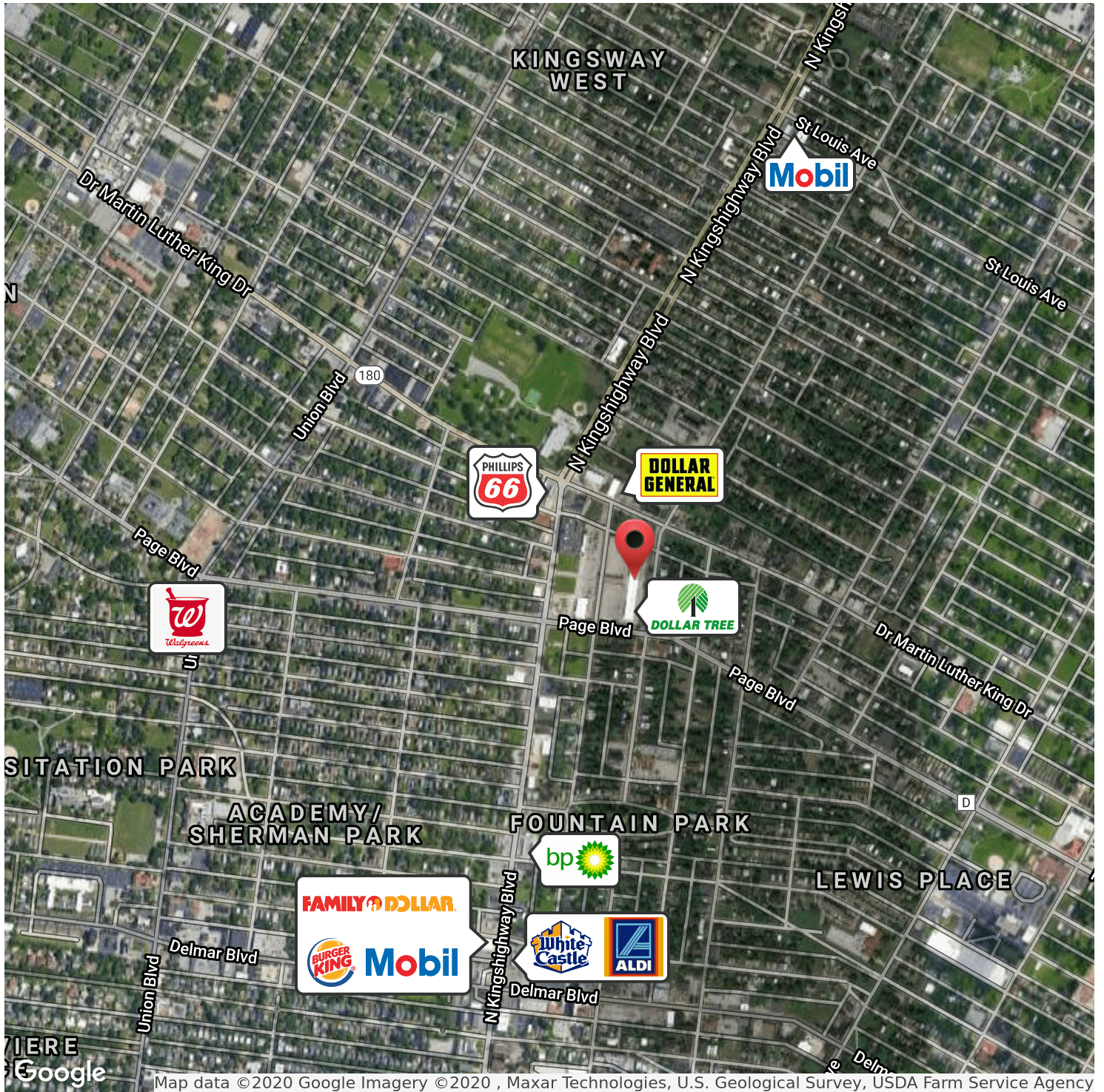
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RETAILER MAP



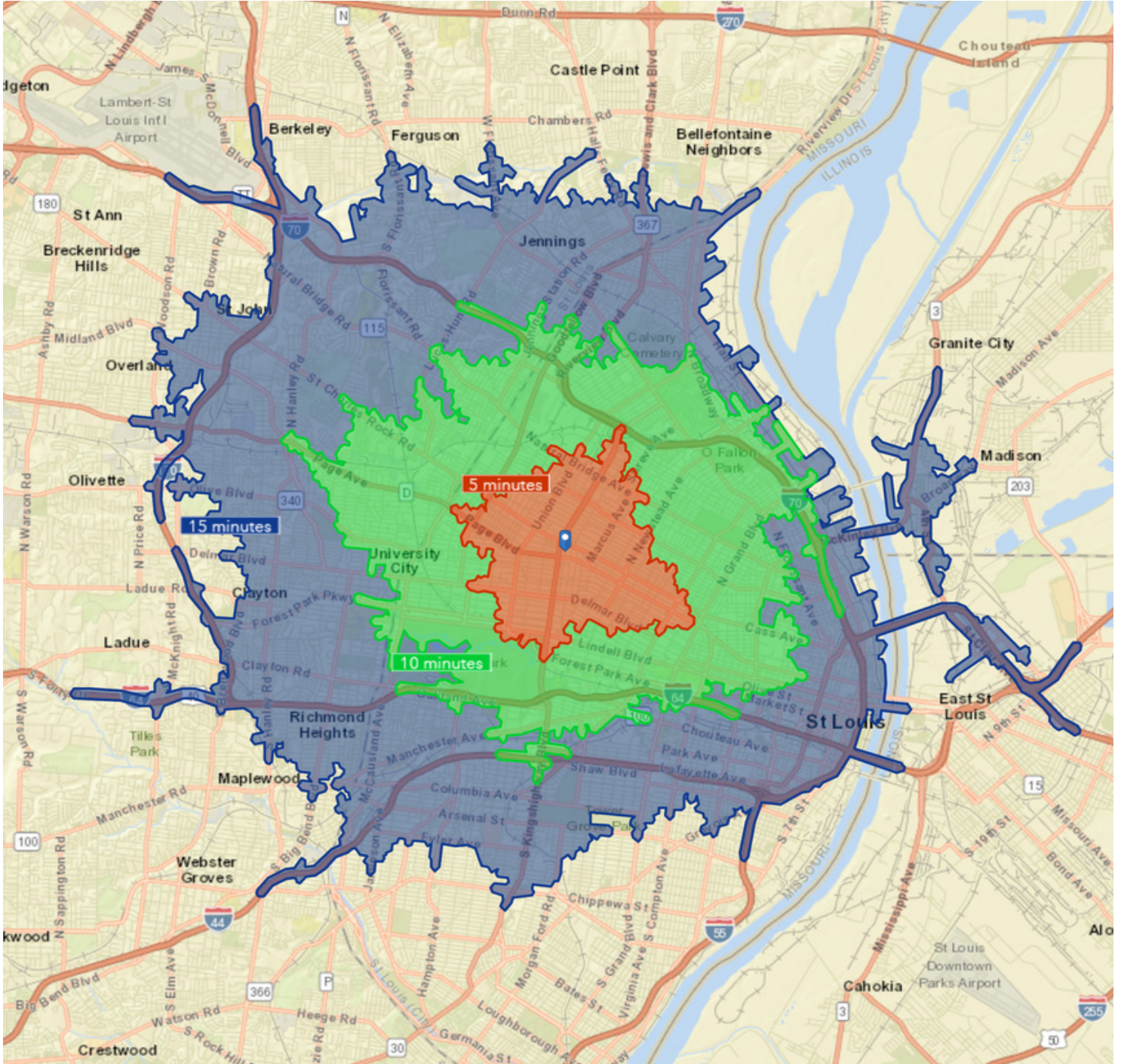
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DRIVE TIME MAP - 5, 10, 15 MINUTES



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DEMOGRAPHIC OVERVIEW - 3 MILES

KEY FACTS

132,564

Population



Average Household Size

34.0

Median Age

\$35,042

Median Household Income

EDUCATION

15%

No High School Diploma



25%

High School Graduate



27%

Some College



33%

Bachelor's/Grad/Prof Degree

BUSINESS



4,961

Total Businesses



117,123

Total Employees

EMPLOYMENT



66%

White Collar



15%

Blue Collar



19%

Services

11.4%

Unemployment Rate

INCOME



\$35,042

Median Household Income



\$25,838

Per Capita Income



\$14,440

Median Net Worth

Households By Income

The largest group: <\$15,000 (25.0%)

The smallest group: \$150,000 - \$199,999 (4.0%)

Indicator	Value	Difference	
<\$15,000	25.0%	+17.5%	
\$15,000 - \$24,999	13.6%	+5.4%	
\$25,000 - \$34,999	11.4%	+3.4%	
\$35,000 - \$49,999	12.8%	+0.5%	
\$50,000 - \$74,999	13.9%	-5.1%	
\$75,000 - \$99,999	7.1%	-6.0%	
\$100,000 - \$149,999	7.8%	-7.3%	
\$150,000 - \$199,999	4.0%	-3.0%	
\$200,000+	4.5%	-5.3%	

Bars show deviation from St. Louis city

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