

RETAIL PROPERTY FOR LEASE

Roberts Village Shopping Center

1300-1330 AUBERT, SAINT LOUIS, MO 63113



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,120 - 1,400 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	5.31 Acres
Year Built:	2002
Building Size:	42,000
Zoning:	F
Municipality:	St. Louis
Submarket:	St. Louis City
Traffic Count:	28,450

PROPERTY OVERVIEW

This 42,000-square-foot neighborhood shopping center is situated on 5.31 acres at the busy intersection of Kingshighway and Page Blvd in St. Louis. Tenants include Deals, Cricket Wireless, Kings Beauty Supply, Nail Spa and STL Custom. Roberts Village offers excellent visibility and ample parking in a progressive and thriving community. Located on the same block as Family Dollar and ALDI grocery store, this attractive single-story shopping center is ideal for retail, medical or service-orientated businesses.

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	Roberts Village Shopping Center
Street Address	1300-1330 Aubert
City, State, Zip	Saint Louis, MO 63113
County/Township	Saint Louis City
Municipality	St. Louis
Submarket	St. Louis City
Cross Streets	N. Kingshighway & Page
Side Of Street	North
Signal Intersection	Yes
Nearest Highway	I-70, I-64, I-170, I-44
Nearest Airport	Lambert St. Louis International

BUILDING INFORMATION

Building Size	42,000 SF
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	5.31 Acres
APN#	3786-00-0265-0
Lot Frontage	234
Corner Property	no
Traffic Count	28,450
Traffic Count Street	N. Kingshighway
Traffic Count Frontage	234

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

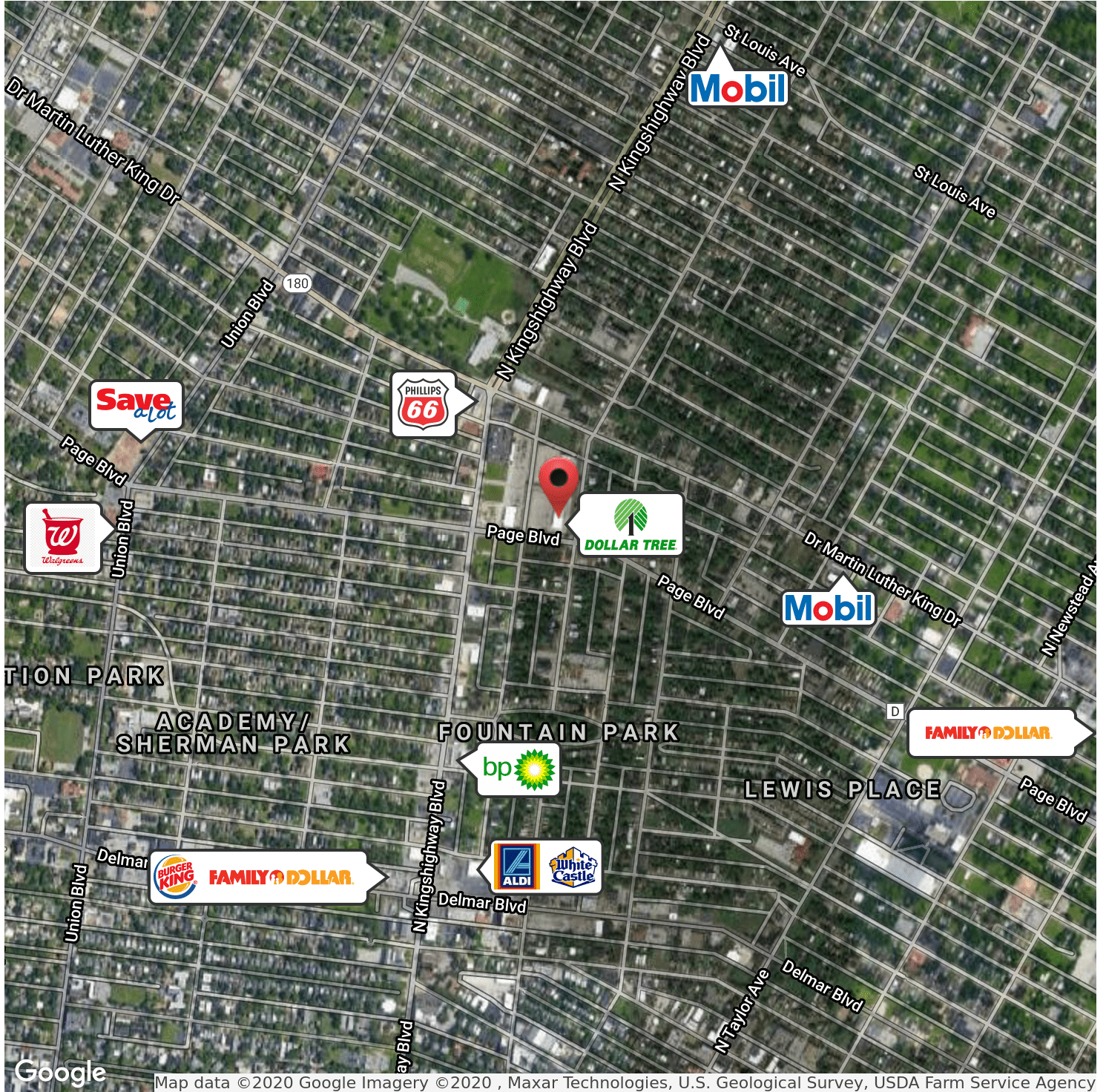
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RETAILER MAP



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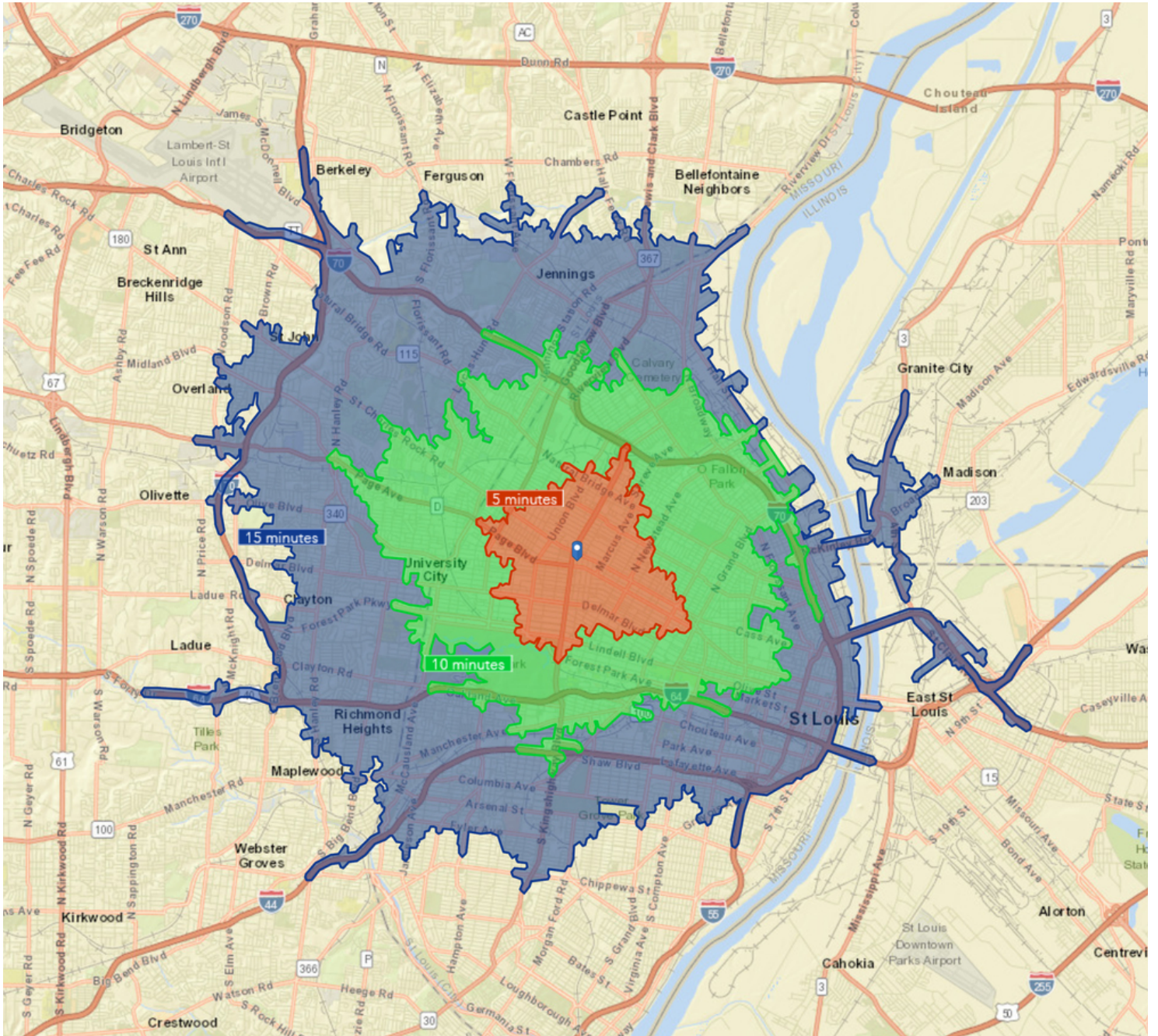
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DRIVE TIME MAP - 5, 10, 15 MINUTES



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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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