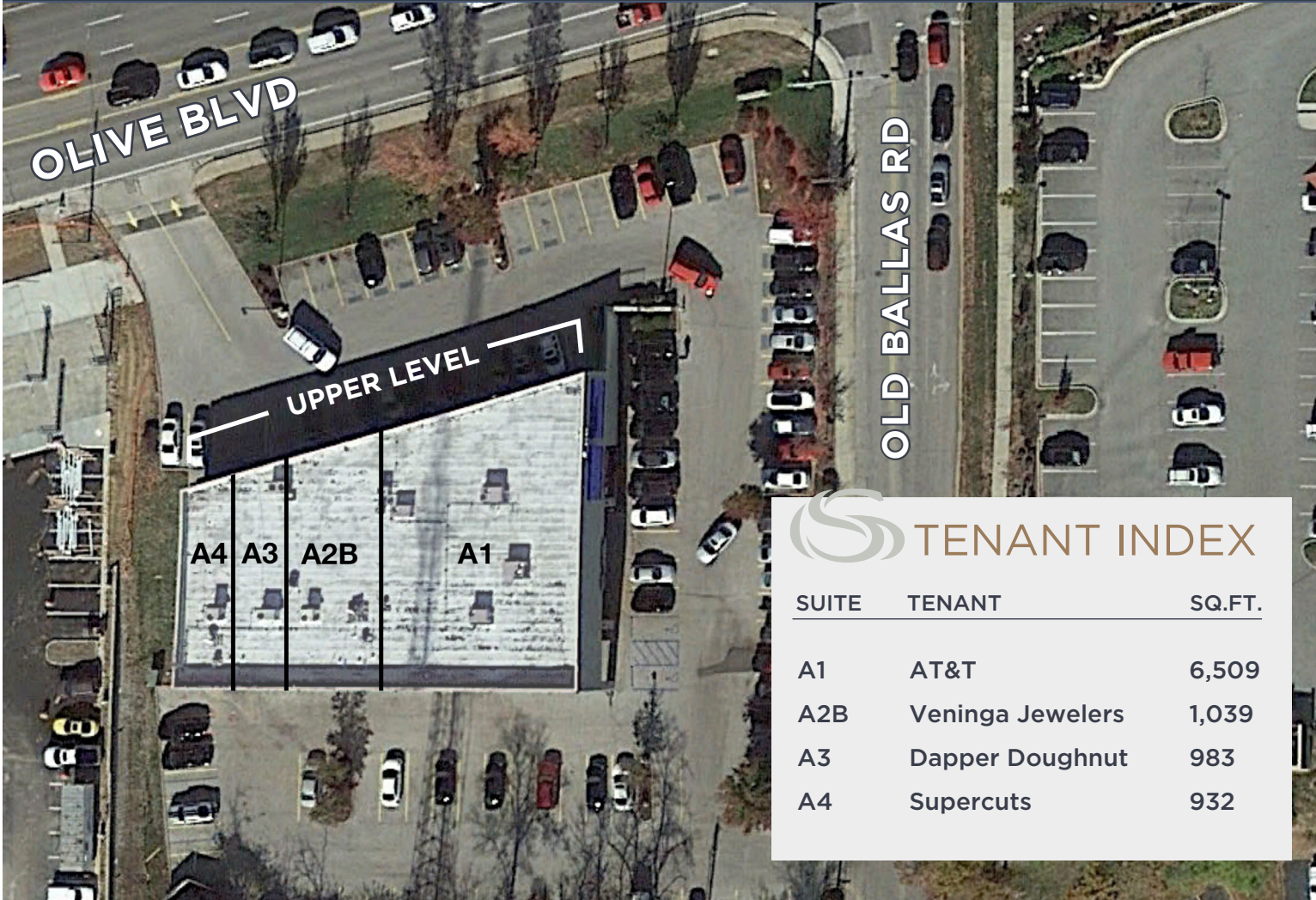
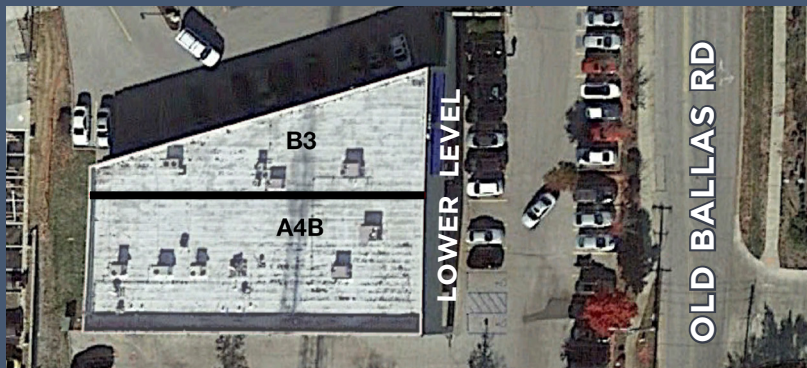


OLD BALLAS PLACE SHOPPING CENTER



TENANT INDEX

SUITE	TENANT	SQ.FT.
A1	AT&T	6,509
A2B	Veninga Jewelers	1,039
A3	Dapper Doughnut	983
A4	Supercuts	932



TENANT INDEX

SUITE	TENANT	SQ. FT.
B3	Cobblestone Quality Shoe Repair	1,553
A4B	The Post Sports Bar	5,214

FOR MORE INFORMATION:

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Tim McFarland
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SANSONE
group

314-727-6664

120 S. Central, Suite 500
St. Louis, Missouri 63105



The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

OLD BALLAS PLACE

CREVE COEUR, MISSOURI

SANSONE
group

100% LEASED

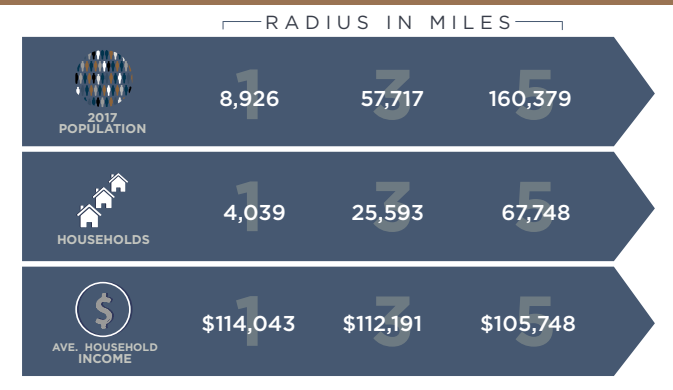


PROPERTY FEATURES

- 100% Leased
- Shadow anchored by: Dierbergs, Verizon, Once Upon A Child, Clarkson Eyecare, and Beauty First (right off Hwy 270 and Olive Blvd)
- Excellent visibility and high traffic counts
- Over 4.6 million SF of office space and 2.5 million SF of retail space in the area
- Traffic Counts:
Hwy 270: 228,891 VPD
Olive Blvd: 40,432 VBD
New Ballas Rd: 18,400 VBD

SWC OLIVE BLVD & OLD BALLAS RD
11600 Olive Blvd • Creve Coeur, MO 63141

AREA DEMOGRAPHICS



FOR MORE INFORMATION PLEASE CONTACT:

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OLD BALLAS PLACE SHOPPING CENTER

SANSONE
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Dierbergs
DOLLAR TREE
Office DEPOT
TJ-maxx
Marshalls
McALISTER'S DELI
PETCO
CWP
PENN STATION EAST COAST SUBS
rue21

COLD STONE ICE CREAMERY
Ray's DONUTS
IMO'S PIZZA

EDGE WILD
TGI FRIDAYS
SSM Physical Therapy
KUMON
House of Choy

Club Fitness
KOHLS

SUBWAY

Picklenian's
Domino's Pizza
FIRST BANK

LION'S CHOICE
Applebee's
DRURY INN & SUITES
PIEDLODY

Goodcents
deli fresh subs

Potbelly
Sprint
Crushed Red
Five Star Burgers
new balance
CUTCO

Marriott
ALDI

FIVE GUYS
SUBWAY
QDOBA
FIRST WATCH
The Pasta House

TRADER JOE'S
MATTRESS FIRM

Dierbergs
CBW
Clarkson Eyecare
SALLY BEAUTY
verizon
beautyfirst
Once upon a child
CHIPOTLE
JIMMY JOHN'S

SITE

340

340

INTERSTATE 270

228,891 VPD

PHILLIPS 66

N New Ballas Rd 18,400 VPD

40,432 VPD

Olive Blvd

Old Ballas Rd