

## 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

6,134 | 53,095 | 131,334



### Daytime Population

5,027 | 31,703 | 68,270



### Median Household Income

\$67,458 | \$82,914 | \$88,204

# FOR LEASE

Arnold Commons | 838 Arnold Commons Drive | Arnold, Missouri 63010  
1,200 - 4,000 SF | Call for Details

## PROPERTY DETAILS

I-55 & Highway 141 visibility

Regional trade area

Grocery & Lowe's anchored

Located in high-growth market

High demand market with limited availability

I-55 - 102,375 VPD | Highway 141 - 34,596 VPD

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.





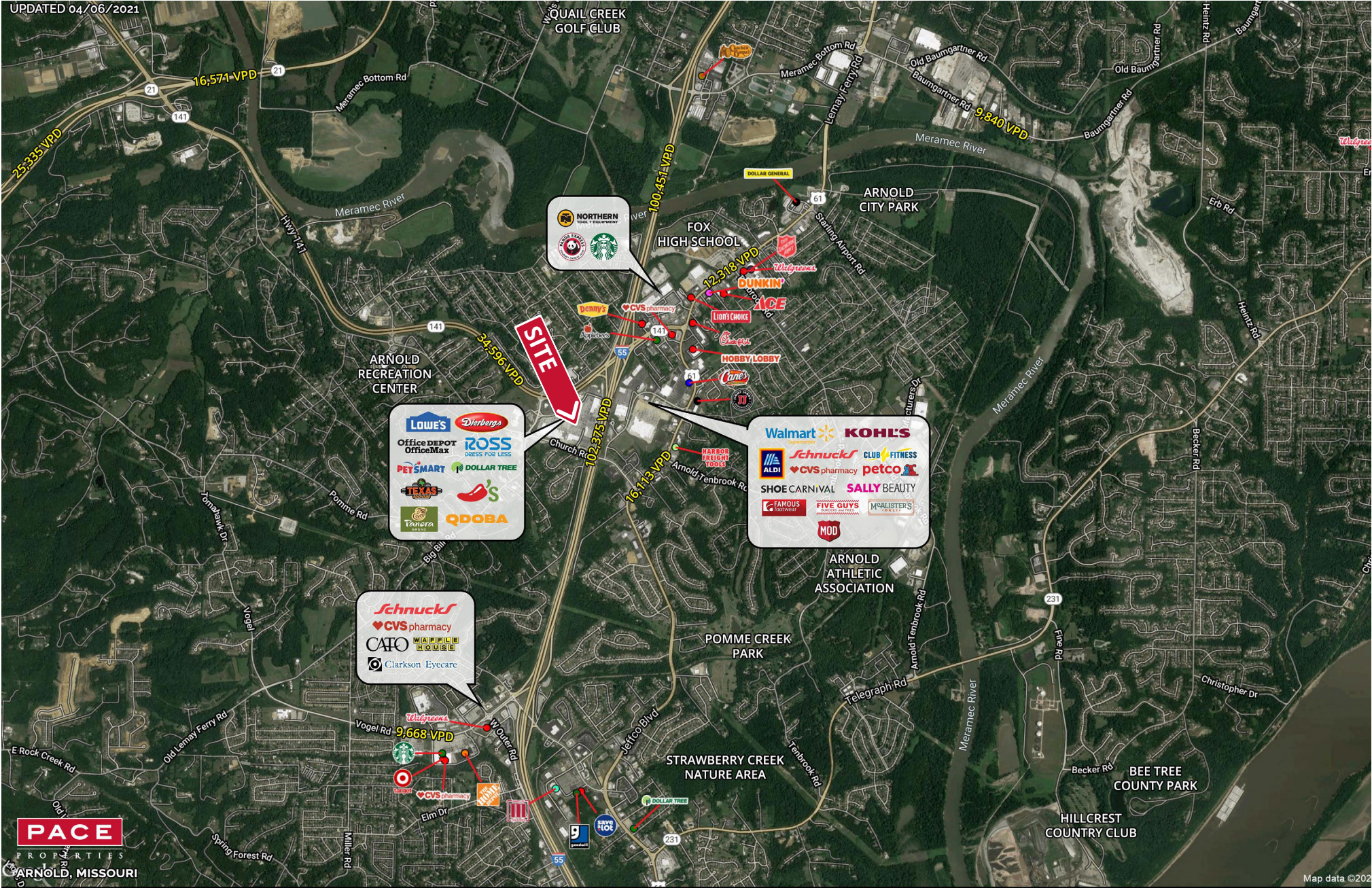


Space	Status	SF
920	Lowe's	138,684
912	Office Depot	19,984
906	Dollar Tree	10,000
<b>896</b>	<b>AVAILABLE</b>	<b>4,000</b>
892	Miyabi	3,500
884	Spectrum	4,000
878	America's Best	3,200
874	St Luke's	4,000
<b>870</b>	<b>AVAILABLE</b>	<b>1,600</b>
868	GNC	1,293
866	Brown & Crouppen	1,093
882	Consumer Cellular	2,508
844	Penn Station	1,554
<b>842</b>	<b>AVAILABLE</b>	<b>1,200</b>
840	Crumbl Cookies	1,600
838	Jefferson County Dental	2,000
836	The Joint	1,200
834	Nothing Bundt Cakes	2,013
832	St. Luke's Urgent Care	2,670
828	PetSmart	18,119
818	Ross	25,000





# Trade Area Aerial



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