



### 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Estimated Population

9,073 | 54,583 | 133,827



#### Daytime Population

8,695 | 32,294 | 74,095



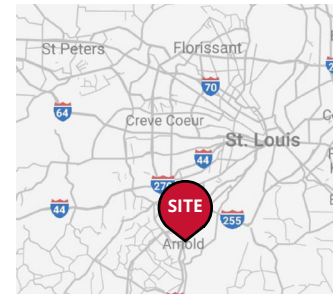
#### Median Household Income

\$74,708 | \$85,212 | \$87,793

# RETAIL FOR LEASE

Water Tower Place & Shoppes at Water Tower  
Arnold, Missouri 63010

1,088 - 20,597 SF | 0.71 - 1.66 Acres | Call for Details



### PROPERTY DETAILS

Power center with major anchors in regional trade area  
High density retail co-tenancy  
Signalized intersection with numerous points of access  
High visibility  
I-55 - 102,375 VPD | Highway 141 - 34,596 VPD

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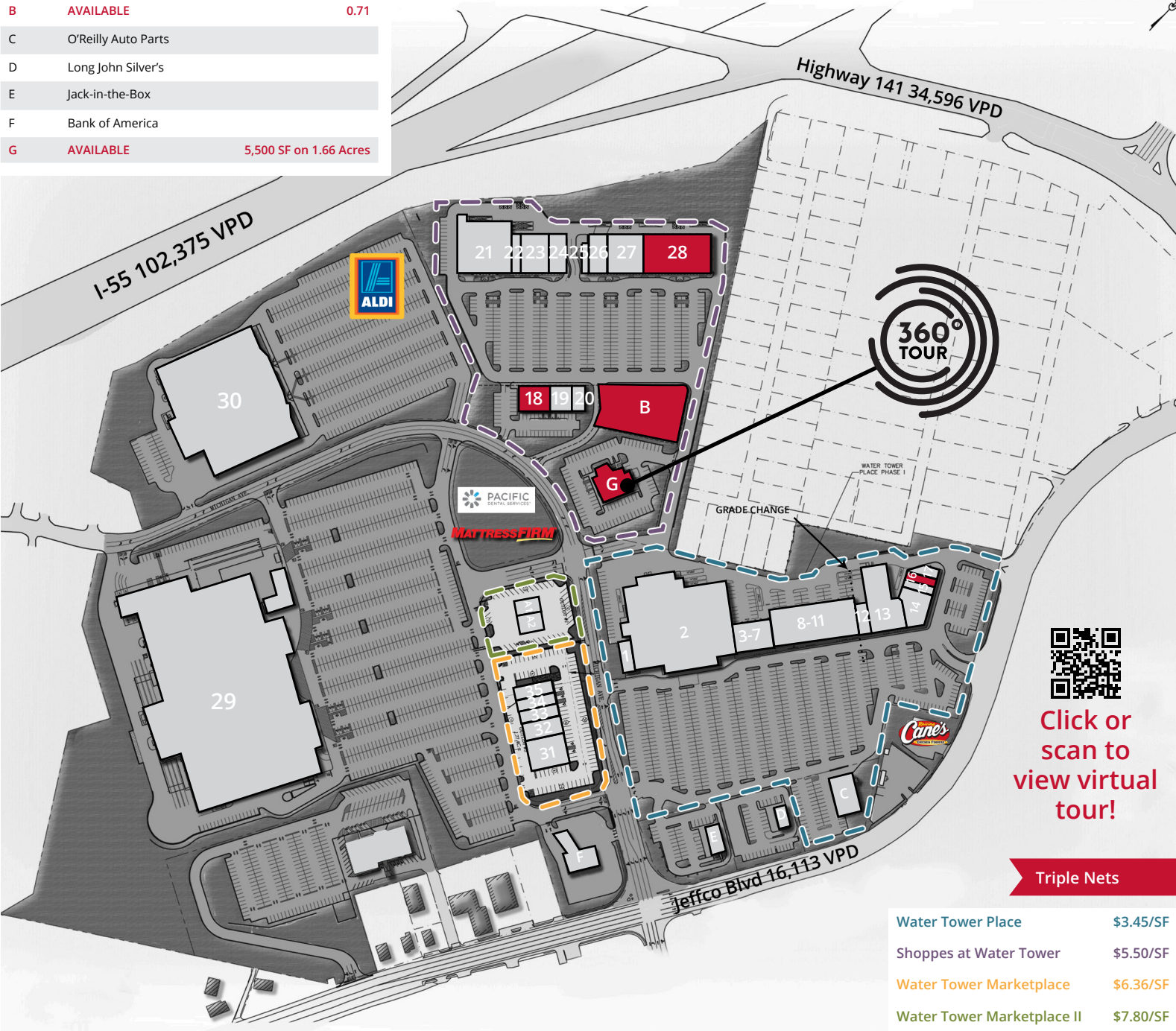
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

# Site Plan

Space	Status	SF
1	MOD Pizza	2,400
2	Schnucks	60,135
3	Zen Nails	1,400
4	St Louis Kolache	1,400
5	Sally Beauty Supply	2,000
6	UPS	1,625
7	Check N Go	1,600
8	Mercy Clinic	11,000
9	Arnold Eyecare	4,000
10	Beauty Mark	1,900
11	Once Upon a Child	5,500
12	Once Upon a Child	2,400
13	Petco	14,250
14	Famous Footwear	5,998
15	Leslie's Poolmart	2,740
16	AVAILABLE	1,088
17	Papa John's	1,339
18	AVAILABLE	5,000
19	Trek Bicycle	3,500
20	GameStop	1,500
21	USPS	18,002
22	Armed Forces	1,500
23	Fresenius Medical Care	8,525
24	Casa Mexicana	3,000
25	Puna Cafe	1,400
26	Sugarfire Smokehouse	5,273
27	Studio C	6,150
28	AVAILABLE	20,597
29	Walmart	204,000
30	Kohl's	60,000
31	Shoe Carnival	8,000
32	Buff City Soap	2,995
33	Supplement Superstore	1,980
34	SportClips	1,680
35	First Bank	2,500
A1	AT&T	2,500
A2	McAlister's Deli	3,500

Lot	Status	Acres
B	AVAILABLE	0.71
C	O'Reilly Auto Parts	
D	Long John Silver's	
E	Jack-in-the-Box	
F	Bank of America	
G	AVAILABLE	5,500 SF on 1.66 Acres



Click or scan to view virtual tour!

Triple Nets

Water Tower Place	\$3.45/SF
Shoppes at Water Tower	\$5.50/SF
Water Tower Marketplace	\$6.36/SF
Water Tower Marketplace II	\$7.80/SF

# Trade Area Aerial

UPDATED 04/06/2021

**QUAIL CREEK GOLF CLUB**

**ARNOLD CITY PARK**

**ARNOLD RECREATION CENTER**

**FOX HIGH SCHOOL**

**ARNOLD ATHLETIC ASSOCIATION**

**POMME CREEK PARK**

**STRAWBERRY CREEK NATURE AREA**

**BEE TREE COUNTY PARK**

**HILLCREST COUNTRY CLUB**

**Meramec River**

**Highway 21**

**Highway 141**

**Highway 55**

**Callout Box 1 (Top Left):** NORTHERN TOOL & EQUIPMENT, Starbucks, Bunn, Coffee.

**Callout Box 2 (Left):** LOWES, Office DEPOT OfficeMax, OfficeMax, PET SMART, DOLLAR TREE, TEXAS CHILI'S, QDOBA.

**Callout Box 3 (Center):** SCHNUCKS, CVS pharmacy, CAFO, MAPLE HOUSE, CLARKSON EYECARE.

**Callout Box 4 (Right):** Walmart, KOHL'S, ALDI, Schnucks, CLUB FITNESS, CVS pharmacy, petco, SHOE CARNIVAL, SALLY BEAUTY, FAMOUS SHIRT COMPANY, FIVE GUYS, MCALISTER'S, MOD.

**Other Callouts:** DOLLAR GENERAL, FOX HIGH SCHOOL (12,218 VPD), DUNKIN', ACE, DENNY'S, CVS pharmacy, LIHHY CHOICE, HOBBY LOBBY, HARBOR FREIGHT TOOLS, WOLFE'S, WHITSON'S (9,668 VPD), TARGET, CVS pharmacy, DOLLAR TREE.

**Other Labels:** 25,335 VPD, 16,574 VPD, 9,840 VPD, 100,451 VPD, 34,596 VPD, 102,375 VPD, 16,113 VPD, 9,668 VPD.

**PACE PROPERTIES**  
ARNOLD, MISSOURI

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