

PACE

PROPERTIES

Pace Properties

1401 South Brentwood Boulevard
Suite 900 - St. Louis, Missouri 63144
Phone: 314.968.9898
Fax: 314.968.5050
www.paceproperties.com

CARAFIOL SQUARE:

12100 Saint Charles Rock Road
Bridgeton, Missouri

FOR LEASE:

Mike Swearngin, mswearngin@paceproperties.com
Eric Sedgwick, esedgwick@paceproperties.com
314-968-9898



CO-TENANTS INCLUDE:



CARAFIOL SQUARE:

- High visibility from St Charles Rock Road
- Signalized Access
- Strong Demographics

AREA RETAILERS INCLUDE:

Best Buy, Office Depot, Target, Koh's, K-Mart, Petsmart, Garden Ridge, Gordman's, Ultimate Electronics, Value City, Sports Authority, CompUSA

SQUARE FEET AVAILABLE:

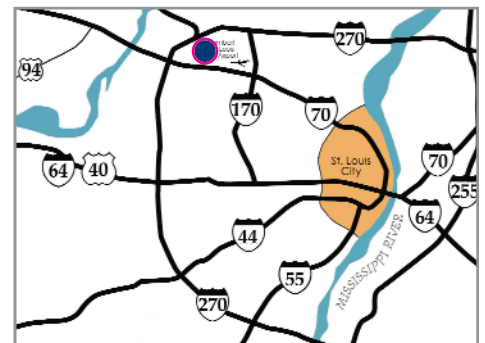
1,200 - 20,220 SF

TRIPLE NETS:

\$3.50/sf (2008 estimates)

LOCATION:

St. Charles Rock Road just north of I-70



\$16.00 SF, NNN

DEMOGRAPHICS

(2000 Census, 2005 Estimates)

	1-MILE	3-MILE	5-MILE
Population	10,667	85,964	191,526
Average HH Income	\$ 58,423	\$ 58,202	\$ 57,952
No. of Employees	5,087	34,271	81,978

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.

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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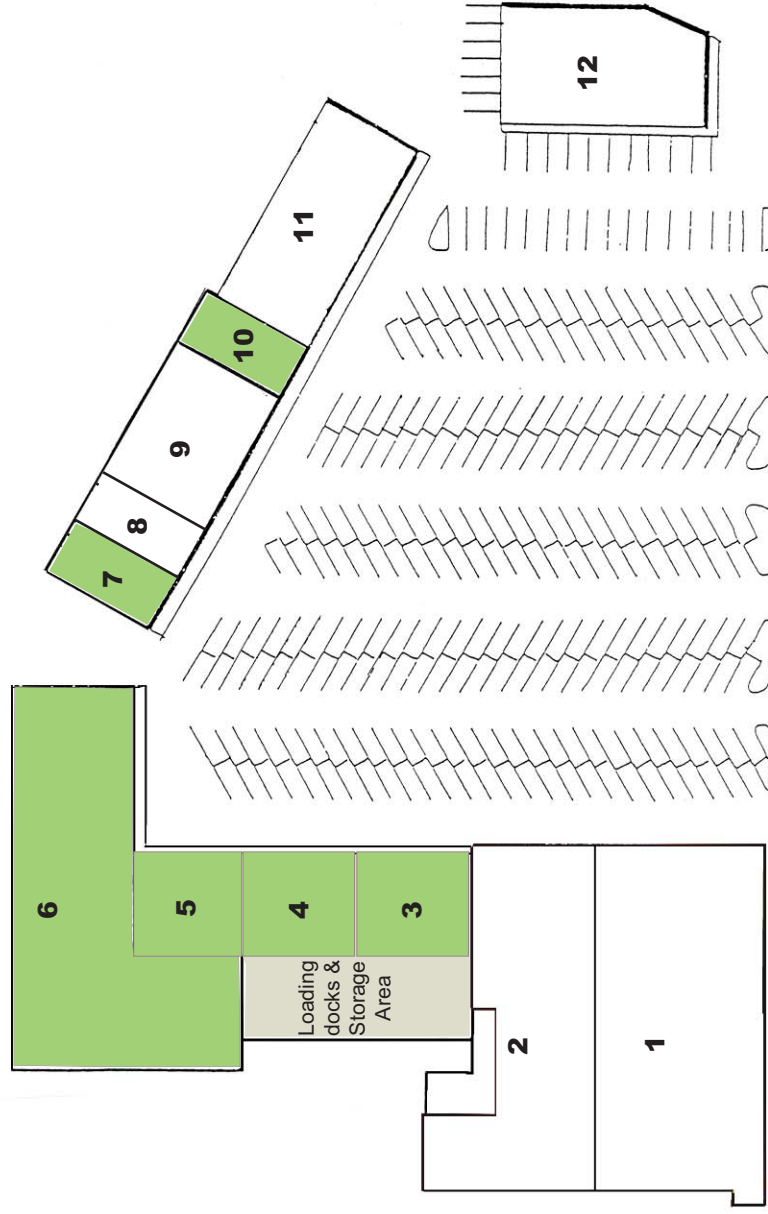
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SITE PLAN:

FOR LEASE:

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NO.	TENANT	SF
1	Deal\$	12,000
2	Tuesday Morning	11,160
3	AVAILABLE	3,600
4	AVAILABLE	3,600
5	AVAILABLE	3,600-7,200
6	AVAILABLE	13,020-20,720
7	AVAILABLE	1,200
8	Nail Salon	1,200
9	Hot Shots	4,800
10	AVAILABLE	1,200
11	Custom Sounds	7,200
12	China Buffet	6,250



ST. CHARLES ROCK ROAD