

RETAIL PROPERTY FOR LEASE

TWIN CITY PLAZA

101 - 155 TWIN CITY MALL , CRYSTAL CITY , MO 63028



LAURA JONES

636.287.2700

laura@rljonesproperties.com



RL JONES PROPERTIES

TWIN CITY PLAZA

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	169,468 SF
Available SF:	3,500 - 15,000 SF
Lot Size:	
Renovated:	2010
Zoning:	Commercial

PROPERTY OVERVIEW

Twin City Plaza is a regional shopping center, located off Truman Blvd (Hwy 61/67) with Five Below, Hibbett Sporting Goods, JoAnn Fabrics, Petsmart, and Marshalls (Opening Fall 2023) in Festus/Crystal City, MO. Excellent visibility, new pylon sign with LED reader board, Large traffic count- 20,053 VPD.

Tenants Include: Dollar General, Famous Footwear, Five Below, Hibbett Sporting Goods, JoAnn Fabrics, Maurices, rue21, Petsmart, Pizza Hut, Buddy's Home Furnishings, Sport Clips, Corp of Engineers, Harbor Freight Tools, Marshalls, & SPACES AVAILABLE

SPACES

147 Twin City Plaza
127 Twin City Plaza
201-203 S. Truman Blvd.

LEASE RATE

Negotiable
Negotiable
Negotiable

SPACE SIZE

15,000 SF
5,115 SF
3,500 SF

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PLANS

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LEGEND

Available

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AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION
129 Twin City Plaza	Buddy's Home Furnishings	2,160 SF	-
105 Twin City Plaza	Dollar General #1200	10,000 SF	-
103 Twin City Plaza	Famous Footwear #3243	5,500 SF	-
133 Twin City Plaza	Hibbett Sporting Goods #648	5,640 SF	-
101 Twin City Plaza	JoAnn #2294	15,614 SF	-
151 Twin City Plaza	Five Below	9,500 SF	This space is the former Kmart box. Currently working on a redevelopment plan for this box. Willing to subdivide into 10,000 - 30,000 SF boxes. Please call or email us for the demising plans.
147 Twin City Plaza	Available	15,000 SF	This space is the former Kmart box. Currently working on a redevelopment plan for this box. Willing to subdivide into 10,000 - 15,000 SF. Please call or email us for the demising plans.
143 Twin City Plaza	Marshalls	22,000 SF	This space is the former Kmart box. Currently working on a redevelopment plan for this box. Willing to subdivide into 10,000 - 30,000 SF boxes. Please call or email us for the demising plans.
135 Twin City Plaza	Maurices #1276	6,300 SF	-
137 Twin City Plaza	Corp of Engineers	5,000 SF	-
110 Twin City Plaza	Bealls & Home Centric	30,300 SF	This former Gordmans space will be available October 1, 2020.
127 Twin City Plaza	Available	5,115 SF	-
207 S. Truman Blvd	Petsmart #2504	7,159 SF	-
104 Twin City Plaza	Master Tech Auto Glass	7,100 SF	Now home to Master Tech Auto Glass!
131 A Twin City Plaza	Total by Verizon	1,200 SF	Former State Beauty Supply store. The retail floor is 1,200 SF and this space as an optional warehouse space available of approximately 1,300 SF + sf.
131 Twin City Plaza	Sport Clips	1,880 SF	-
201-203 S. Truman Blvd.	Available	3,500 SF	Pizza Hut space will be available on May 1, 2024.
155 Twin City Mall	Harbor Freight Tools	16,500 SF	-

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ADDITIONAL PHOTOS

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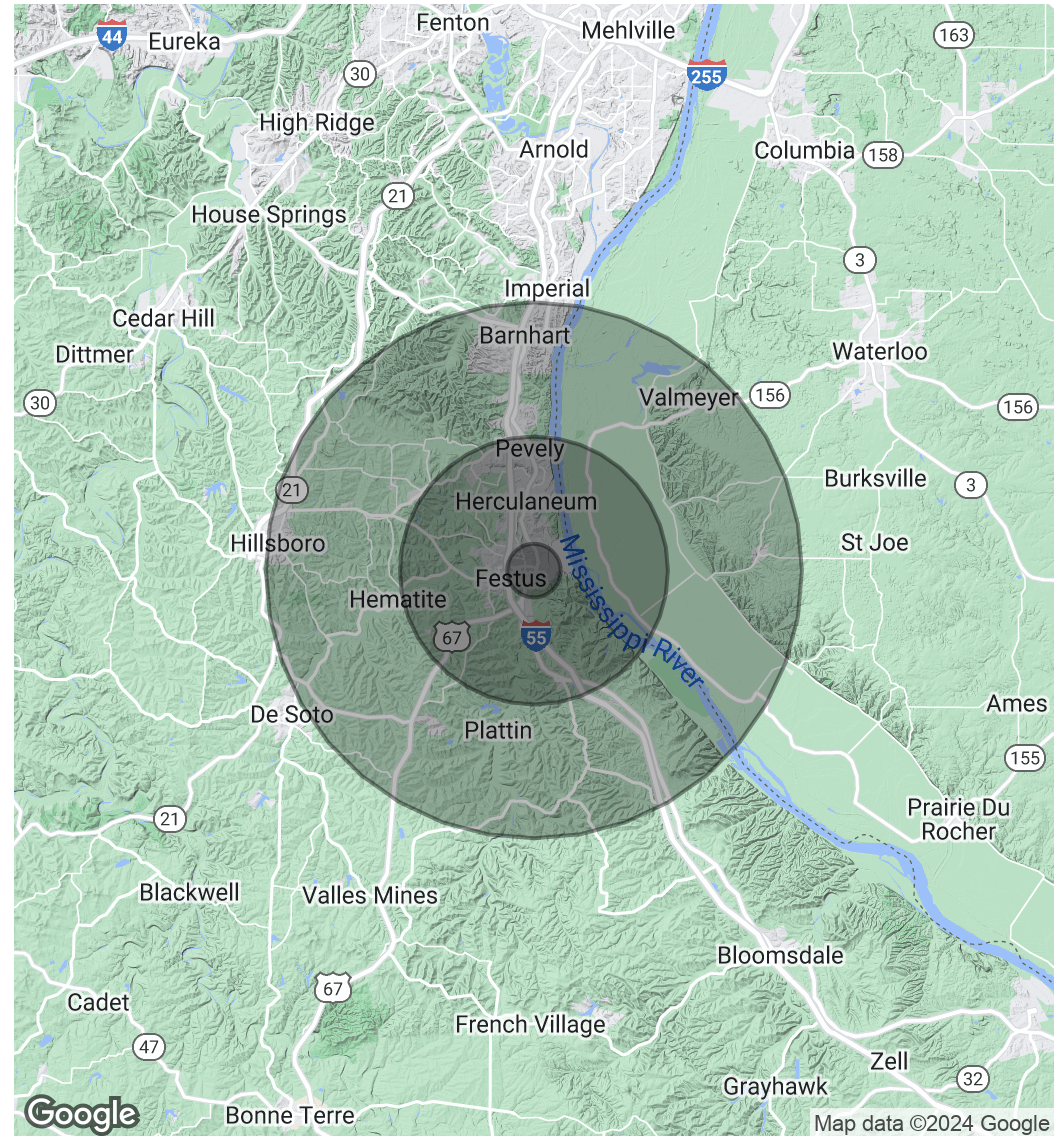
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,922	34,649	79,627
Average age	35.4	36.5	37.4
Average age (Male)	34.8	35.6	37.1
Average age (Female)	36.0	38.0	38.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,963	13,617	29,953
# of persons per HH	2.5	2.5	2.7
Average HH income	\$62,628	\$59,991	\$63,754
Average house value	\$153,363	\$149,514	\$147,454

* Demographic data derived from 2020 ACS - US Census



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