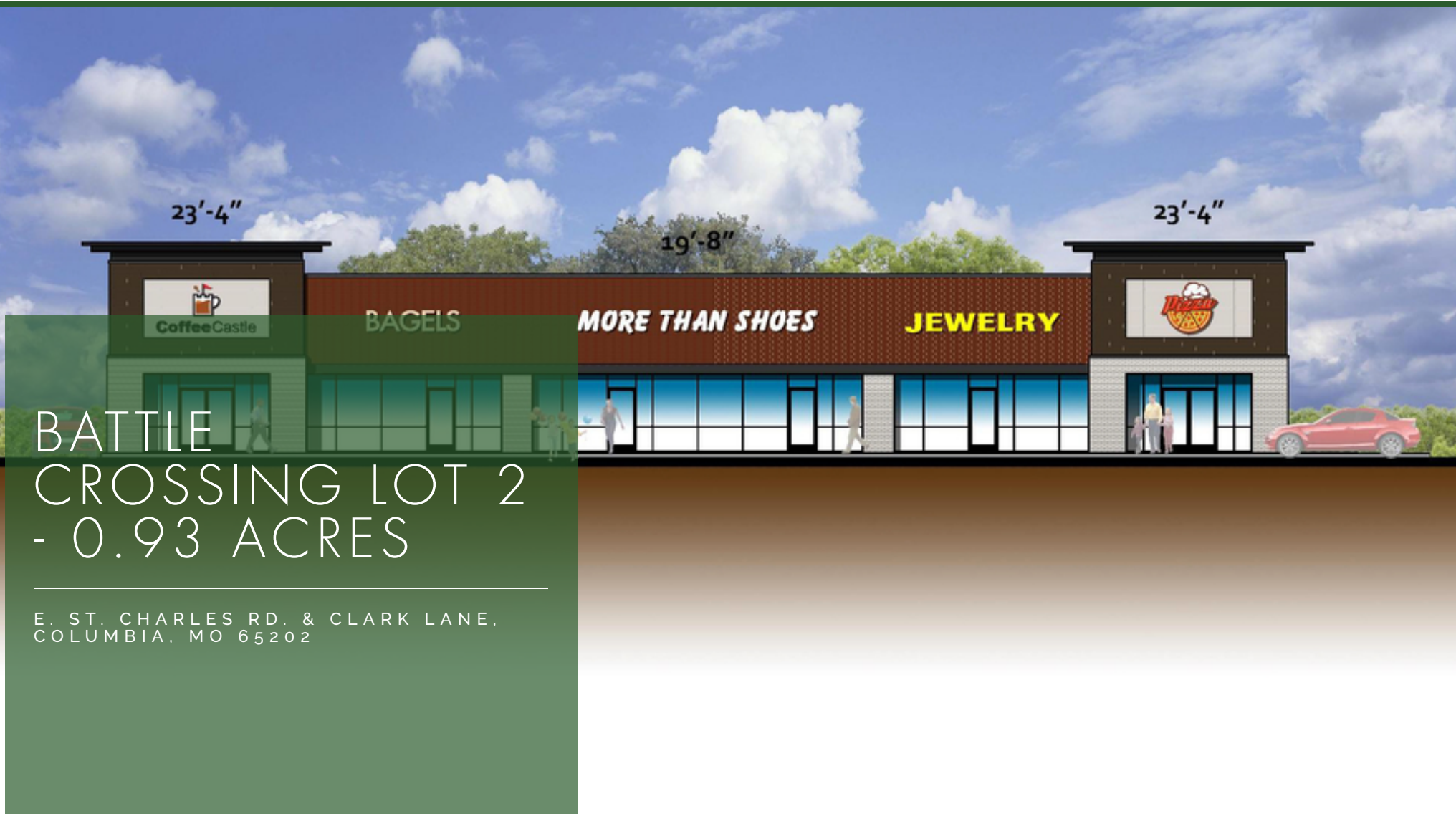




GINA RENDE

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C: 314.477.4462



OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	0.93 Acres
Lot Size:	0.93 Acres

PROPERTY OVERVIEW

Ground lease opportunities at new shopping center, Battle Crossing, located in East Columbia at the Southwest corner of E. St. Charles Rd. and Clark Lane, near the Lake of the Woods exit. This center offers great visibility from the Interstate and is scheduled to be delivered in May 2021

PROPERTY HIGHLIGHTS

- Rent Based on a NNN Basis
- Ground lease or Build to Suit

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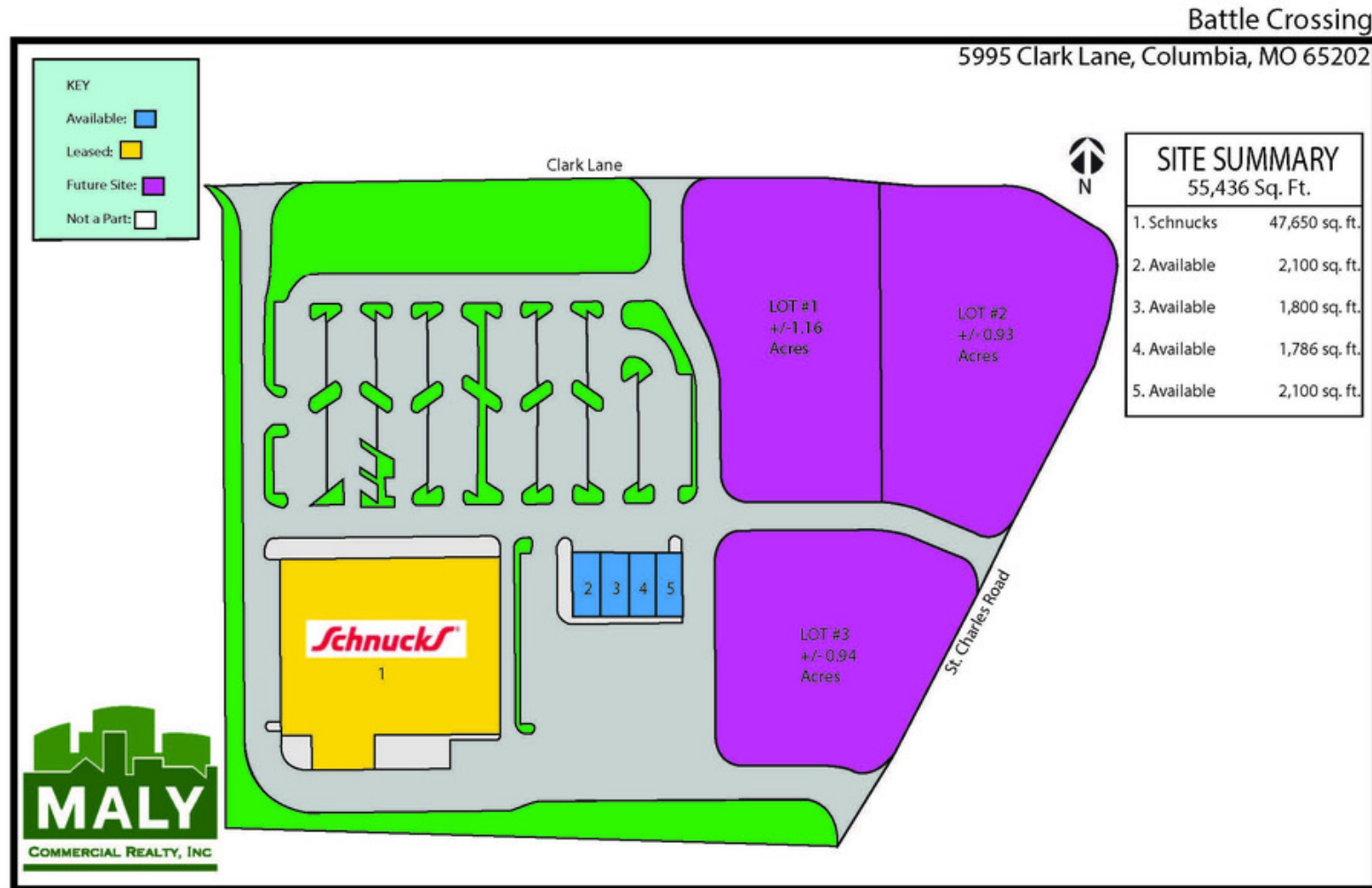


Heinhts Venture

SCHNUCKS COLUMBIA

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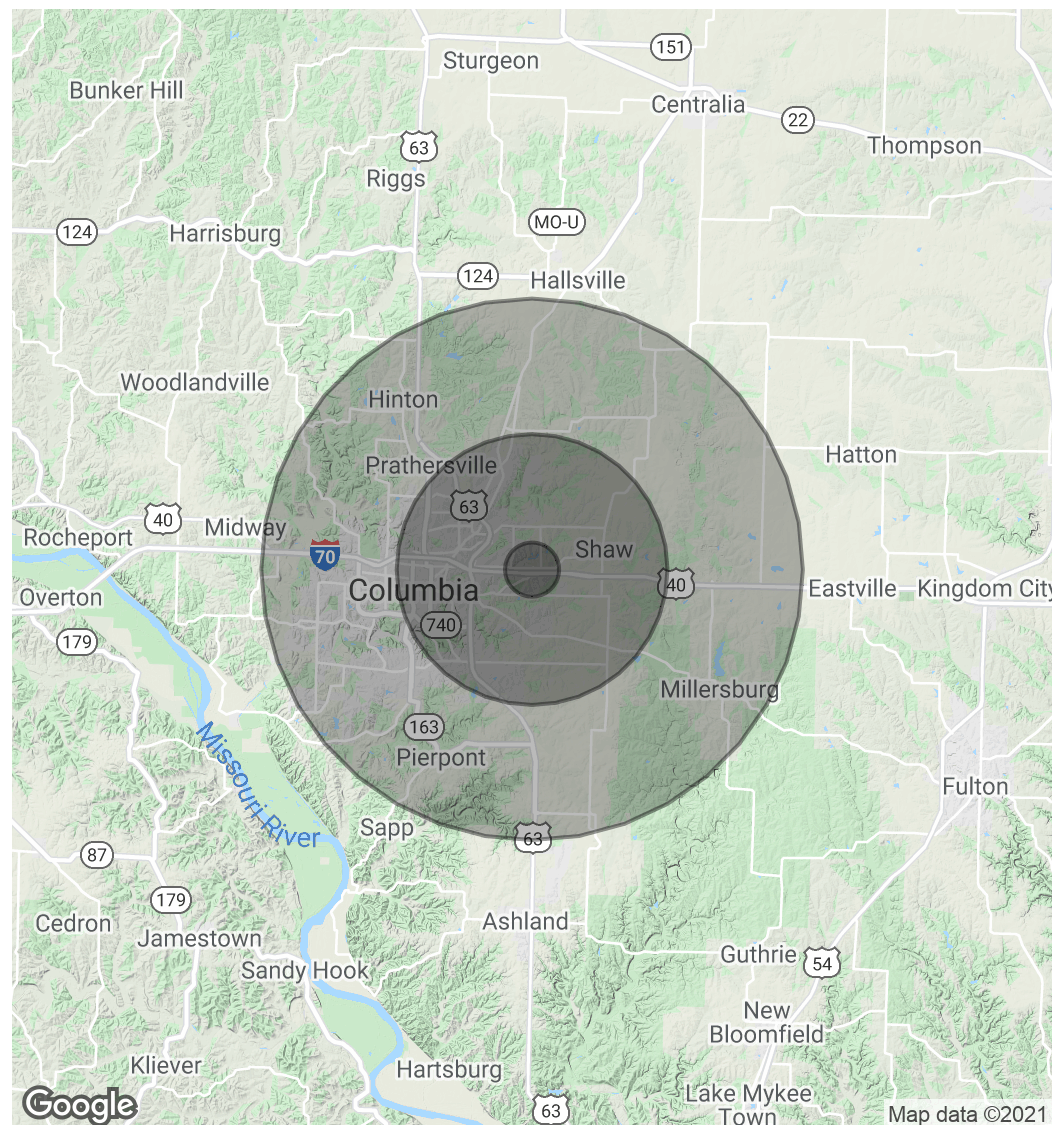
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,620	58,809	152,141
Average age	31.1	27.3	30.6
Average age (Male)	29.0	26.5	30.1
Average age (Female)	33.0	28.2	31.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	666	22,851	61,188
# of persons per HH	2.4	2.6	2.5
Average HH income	\$60,165	\$47,740	\$58,455
Average house value	\$141,519	\$151,150	\$173,820

* Demographic data derived from 2010 US Census



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