



Town & Country Crossing

Town & Country, MO
St. Louis (MO-IL)



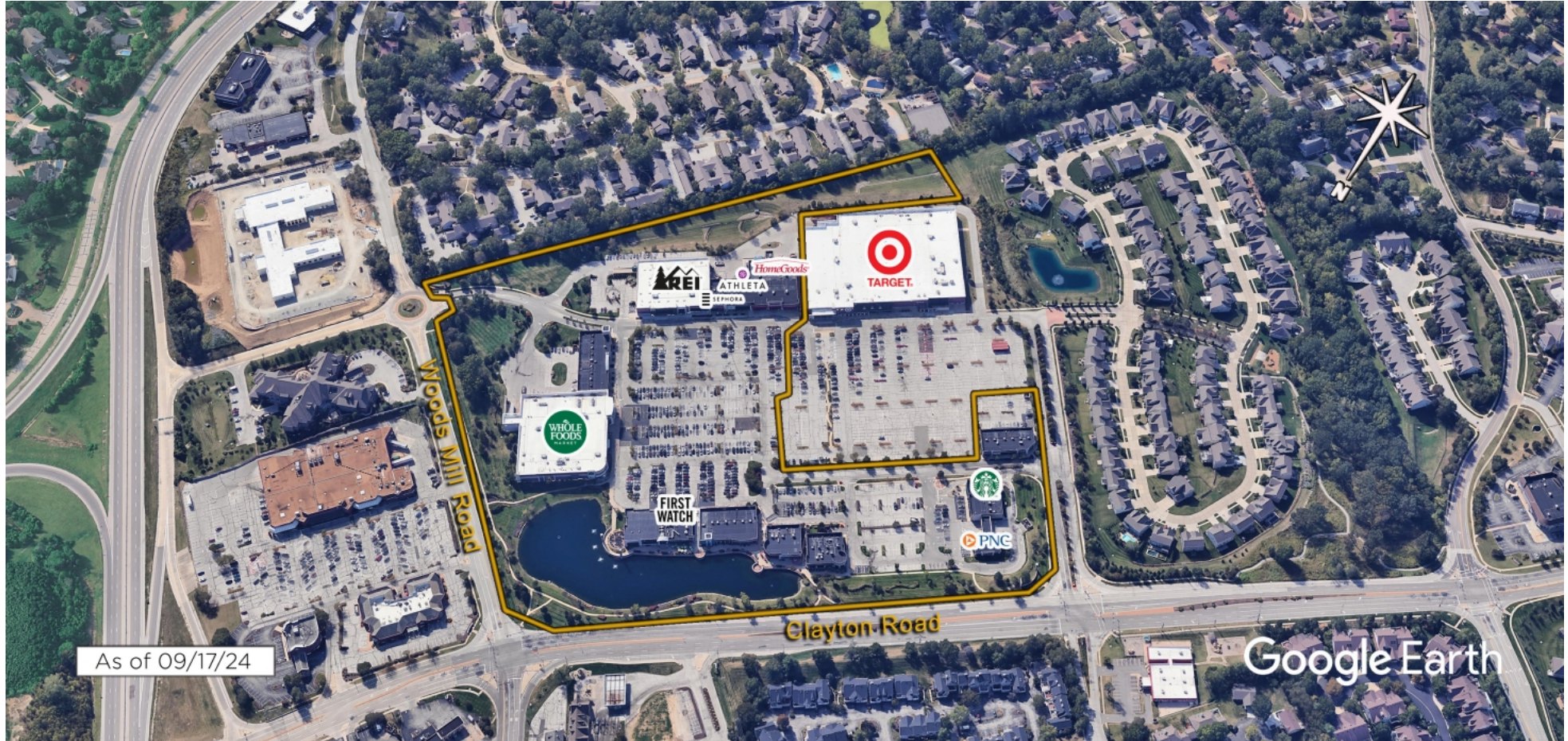
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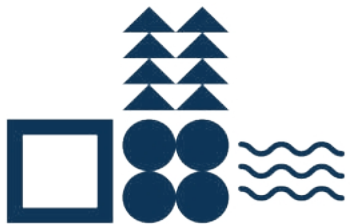
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www.kimcorealty.com/125600



AERIAL



GROSS LEASABLE AREA (GLA) 187,984 SF

PARKING SPACES 1,553

PARKING RATIO 8.26 per 1,000 SF

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DENSITY AERIAL



Property Overview

Town & Country Crossing is a dominant grocery-anchored, open-air shopping center located at the intersection of Highway 141 and Clayton Road in Town and Country, Missouri. This is a super-zip location with very high average household incomes and a highly educated population. Anchored by Whole Foods and REI, outdoor sporting good company and shadow anchored by Target, this center has several national big box junior anchors and numerous small shops and eateries and other small shops.

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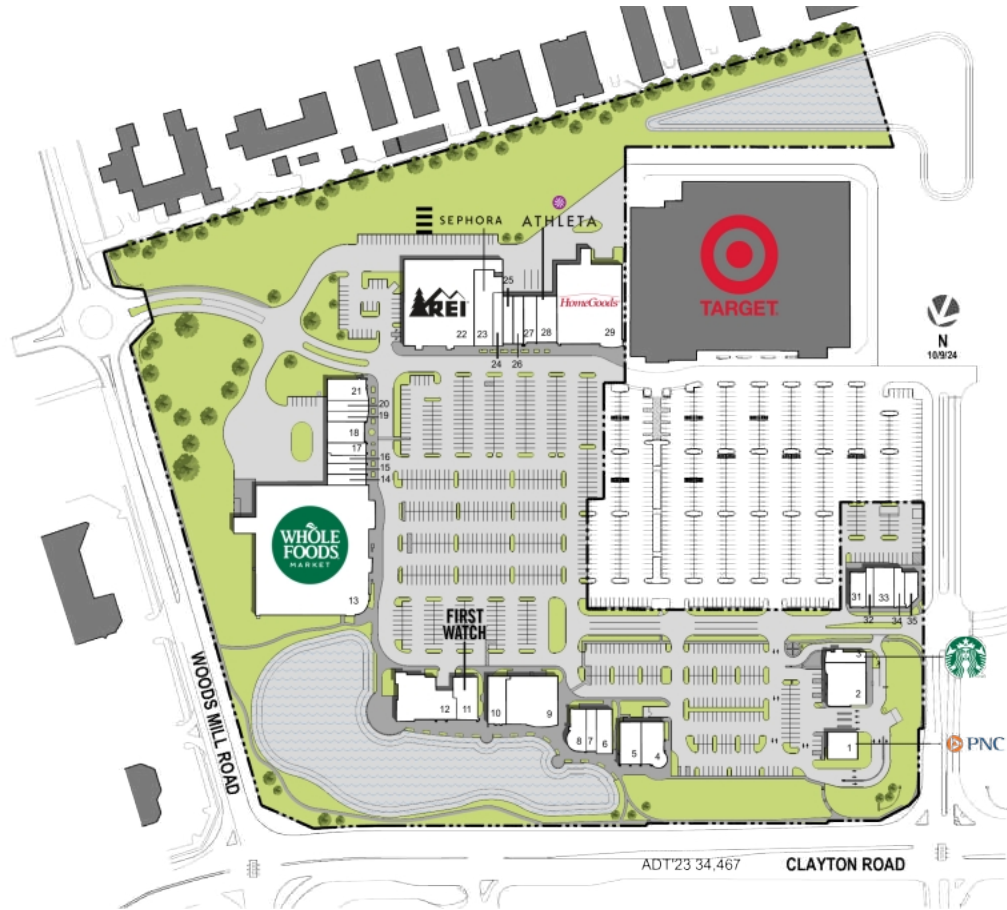


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■ Non-Controlled



	TENANT	SQ FT
1	PNC Bank	3,777
2	Town & Country Vet	5,985
3	Starbucks	1,597
4	Napoli 2	3,711
5	Wasabi Sushi Bar	3,124
6	Music & Arts Center	2,503
7	The DRIPBaR	1,510
8	Qdoba Mexican Eats	2,509
9	Coldwell Banker	9,065
10	Chase Bank	3,229
11	First Watch	3,344
12	Cooper's Hawk Winery & [...]	9,000
13	Whole Foods Market	55,012
14	Klutch	1,500
15	AJ Nails	1,556
16	Laurie Solet	1,783
17	Great Clips	1,160
18	Ginger Bay Salon & Spa	2,800
19	MOD on Trend	1,555
20	PLNK	1,591
21	Chiro One	3,055
22	REI	23,358
23	Sephora	5,887
24	Warby Parker	1,801
25	Milan Laser Hair Removal	1,767
26	Mathnasium	1,800
27	Face Foundrie	2,122
28	Athleta	3,487
29	HomeGoods	19,672
31	Clarkson Eyecare	1,934
32	Everbowl	1,096
33	Victory Men's Health	2,867
34	Goodcents	1,420
35	The Bar Method	1,407

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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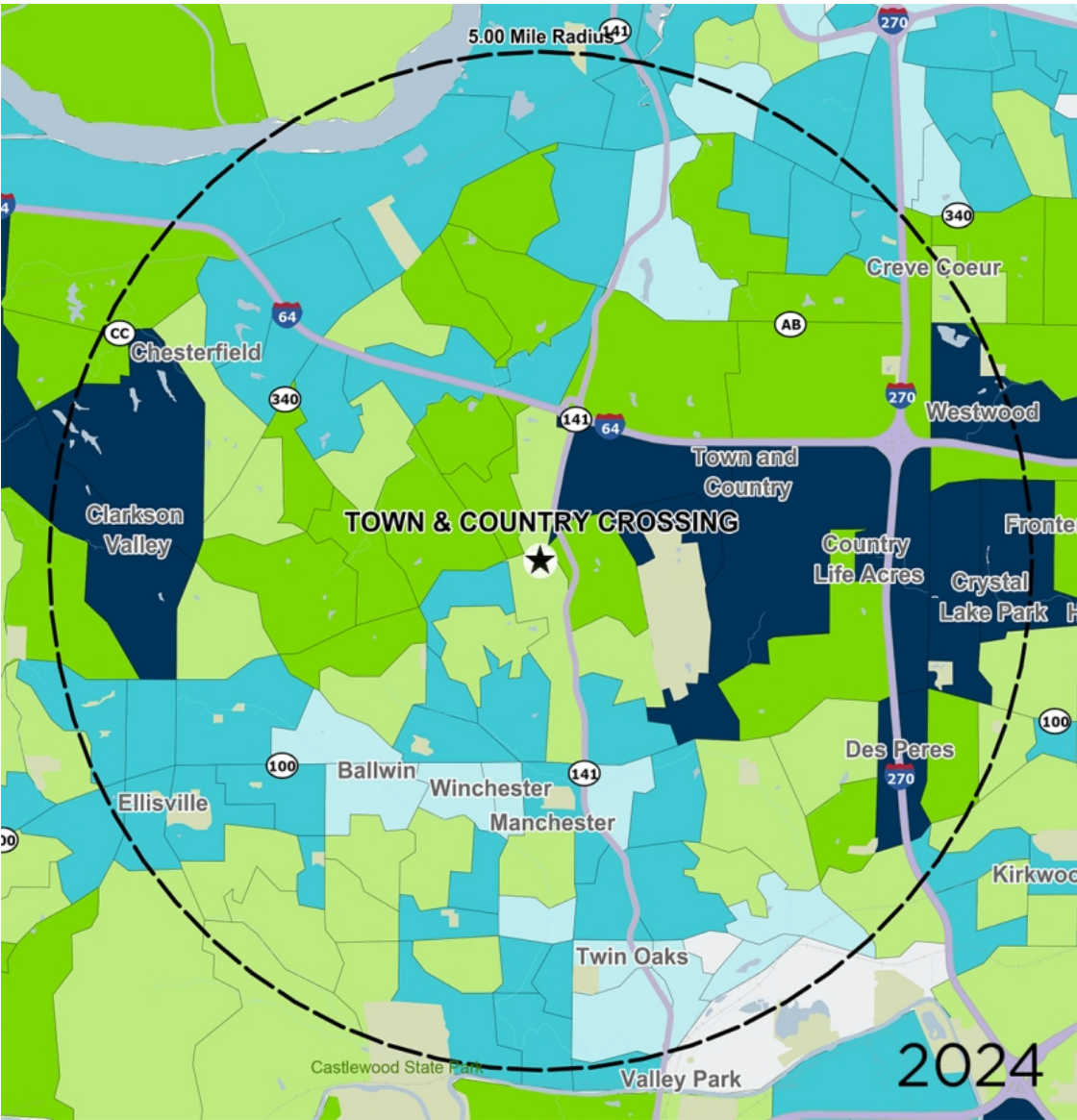


COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,483	66,499	176,789
Daytime Pop	11,594	85,706	234,037
Households	3,705	25,411	70,208
Average HH Income	\$192,334	\$175,209	\$170,105
Median HH Income	\$136,914	\$129,916	\$123,088
Per Capita Income	\$76,955	\$70,259	\$69,254

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up
- \$200K - \$300K
- \$150K - \$200K
- \$100K - \$150K
- \$75K - \$100K
- < \$75K



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Clayton Rd. & Village Green Pkwy., Town & Country, MO



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