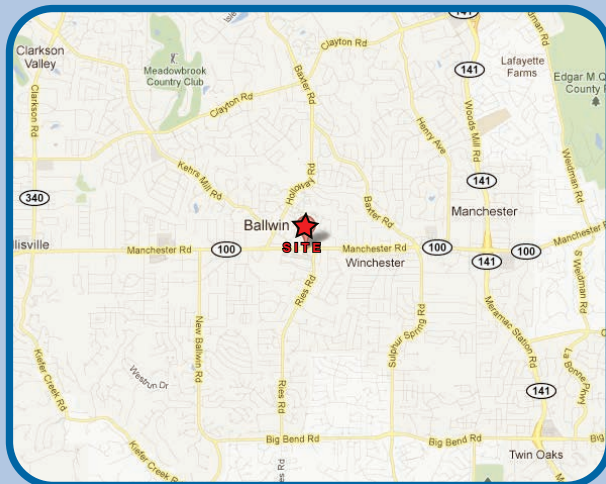


# OLDE TOWNE PLAZA

14810 Manchester Road, Ballwin, Missouri

**Lowe's Anchored Trophy Power Center at Two Signalized Intersections**



Olde Towne Plaza is an institutionally managed, core asset and would be the trophy of any investor's portfolio. The 288,074 square foot property enjoys excellent traffic light access and visibility along Manchester road (Rt. 100) and sits directly across from Ballwin's city hall offices, only 20 mins outside of St. Louis, MO. Over 88% of the center's GLA is secured by national and credit worthy tenants with almost half of the GLA being secured until 2021 by Lowe's Home Improvement. Recent lease extensions from Marshalls, Starbucks, Fedex Office prove the long term strength of this busy center.

**PROPERTY MANAGER:**  
**The Bedrin Organization**  
**201.612.8800**

**THE BEDRIN**  
**ORGANIZATION**  
*Value Oriented Real Estate Managers*  
[www.bedrin.com](http://www.bedrin.com)

**LEASING CONTACTS:**  
**Alex Apter, Broker**  
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[alex@locationcre.com](mailto:alex@locationcre.com)

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## DEMOGRAPHICS

### POPULATION 1 mile 3 miles 5 miles

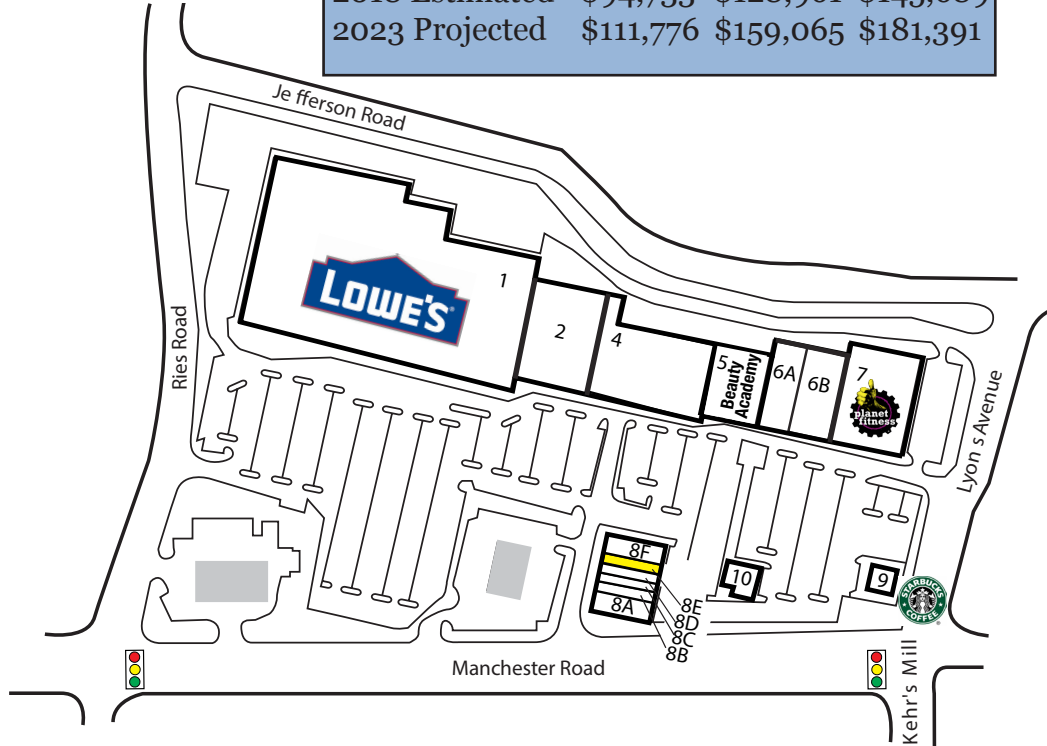
2018 Estimated 10,309 83,029 161,875

2023 Projected 10,049 81,608 159,214

### INCOME

2018 Estimated \$94,733 \$128,961 \$145,689

2023 Projected \$111,776 \$159,065 \$181,391



Suite	Tenant	Sq. Footage
1	Lowe's Home Improvement	135,197
2	Sky Zone	31,000
4	Painted Tree Marketplace	33,500
5	Crave Beauty Academy	10,420
6A	FOSS Swim School	10,000
6B	Kids Empire	15,000
7	Planet Fitness	30,000
8A	FedEx Office	3,825
8B	Sport Clips	1,700
8C	Ballwin Tobacco & Vape	1,700
8D	Clarkson Eyecare	2,200
8E	Dirty Dough	1,200
8F	McAlister's Deli	3,770
9	Starbucks	1,500
10	Texas Roadhouse	7,062

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