

DORSETT VILLAGE



FOR LEASE
2032-2063 DORSETT VILLAGE . MARYLAND HEIGHTS . MISSOURI

2,350 - 10,963 SF AVAILABLE FOR LEASE IN SCHNUCKS ANCHORED SHOPPING CENTER.






L³ CORPORATION
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 100
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET

MARKET OVERVIEW



	1 MILE	3 MILES	5 MILES
POPULATION 	10,912	57,726	149,233
HOUSEHOLDS 	5,094	26,224	65,934
AVG HH INCOME 	\$79,474	\$82,086	\$83,780

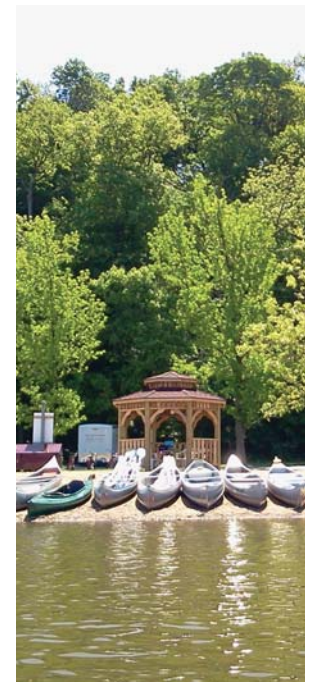
Maryland Heights has a prime location in the center of the St. Louis Metropolitan area, located near the intersection of Interstates 70 and 270, and within a short drive of Interstates 64, 44 and 55. An eight-lane regional highway, U.S. 364, serves as one of two bridges connecting Maryland Heights to neighboring St. Charles County across the Missouri River, which forms the city's western boundary. Lambert-St. Louis International Airport is a 10-minute drive from Maryland Heights.

Since its incorporation in 1985, the city has seen significant growth, both residentially and commercially. Every year approximately 9 million visitors come to the city. Today, the city is home to more than 27,000 residents, 1,600 businesses, 3,600 hotel rooms, and numerous dining, recreation, and entertainment opportunities. Westport Plaza is a 700,000+ square foot development featuring dining, entertainment venues, businesses and even radio stations. Westport is located at the intersection of Page Avenue and I-270 in the west-central area of St. Louis County.

The long-term vision for Maryland Heights includes the redevelopment of one of its major thoroughfares, Dorsett Road, through the creation of a Tax-Increment Financing district along its eastern end. 2,000 acres in the Howard Bend Planning Area are also available for future development. Several sites are currently zoned for development of large office buildings.

A number of major corporations call Maryland Heights home. They include: Edward Jones; Elsevier Publishing; Fred Weber Inc.; French Gerleman; Grey Eagle Distributors, Inc.; Hollywood Casino; Hydromat Inc.; the St. Louis Post-Dispatch; Watlow Electric; and World Wide Technology.

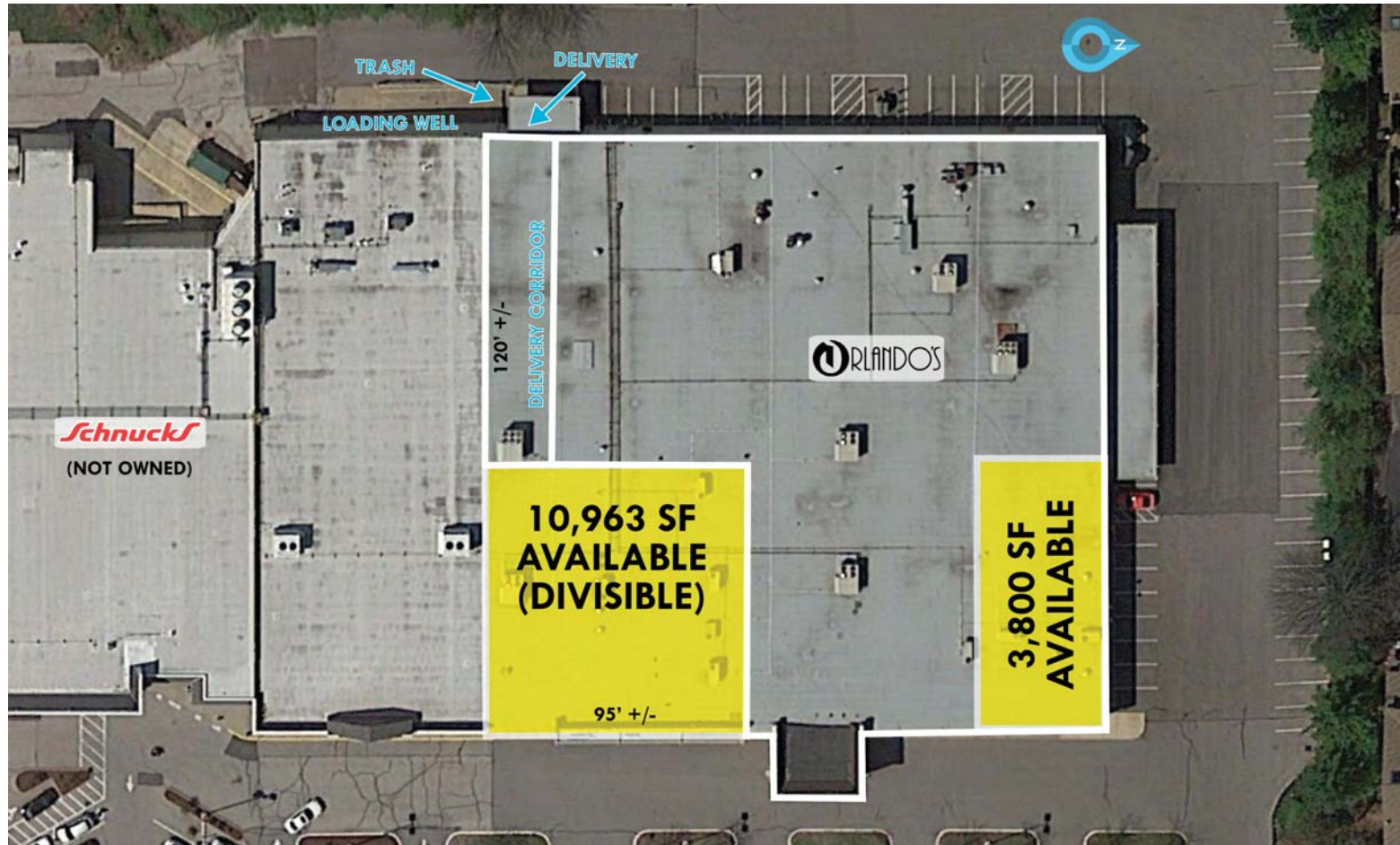
The public school districts serving Maryland Heights, Parkway and Pattonville, have both earned "Distinction in Performance" recognition from the Missouri Department of Education. Maryland Heights have access to five city parks as well as St. Louis County's 2,000-acre Creve Coeur Park.



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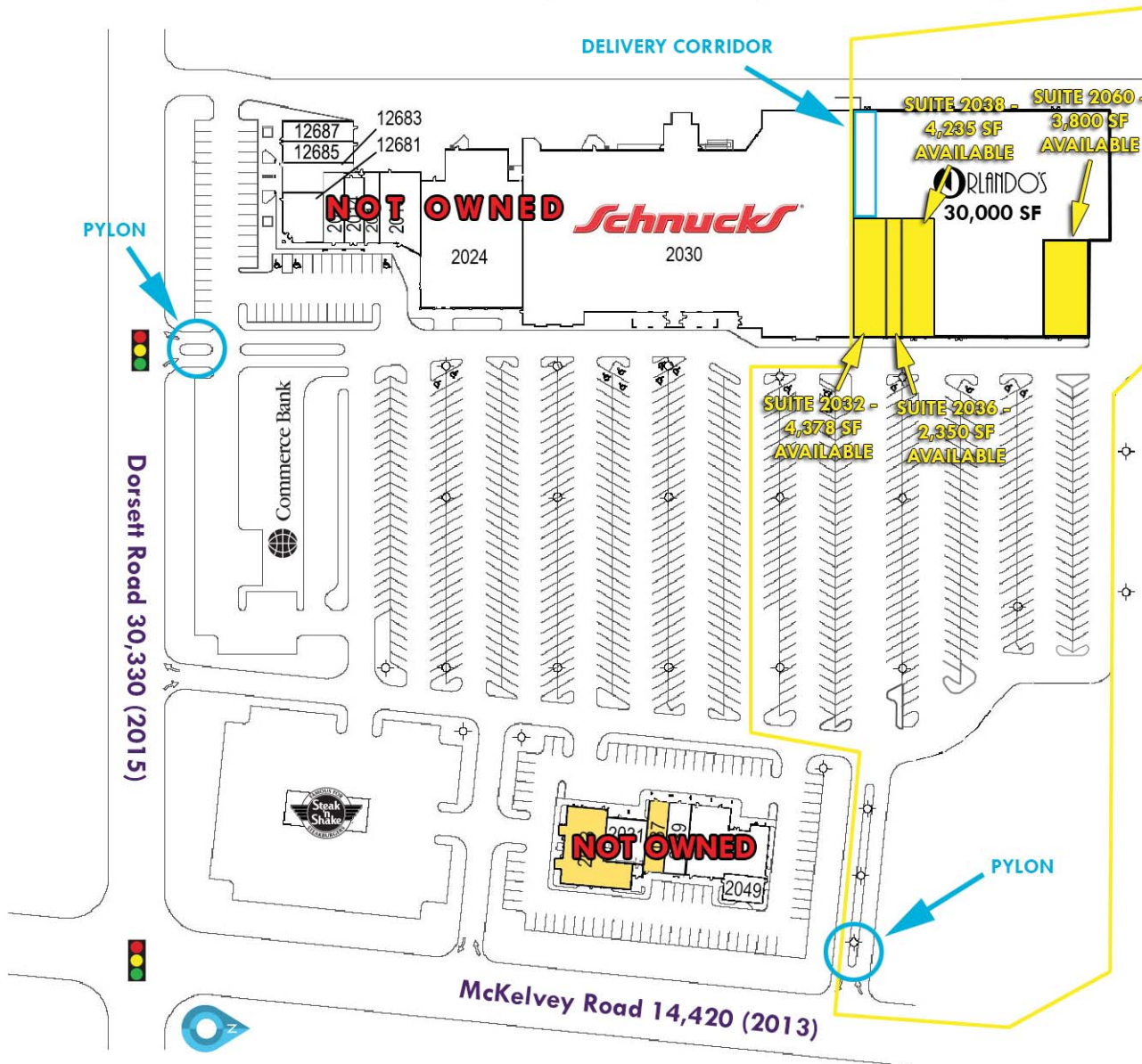
- 2,350 SF - 10,963 SF AVAILABLE FOR LEASE
- 148,843 SF ANCHORED BY 59,483 SF SCHNUCK'S GROCERY (SUBJECT LANDLORD OWNS 47,763 SF OF SHOPPING CENTER ON NORTH SIDE)
- DENSE MULTI-FAMILY IN IMMEDIATE AREA
- TWO PYLON SIGNS AVAILABLE: ONE ON DORSETT ROAD AND ONE ON MCKELVEY ROAD
- CLOSE PROXIMITY TO CREVE COEUR LAKE, EDWARD JONES CAMPUS, WESTPORT, I-270, I-70 AND HIGHWAY 364
- NEW ROOF INSTALLED IN 2012



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S I T E P L A N



Suite	Tenant	SF
2032	Better Adult Day Care	4,378
2036	VACANT	2,350
2038	VACANT	4,235
2050	Orlando's Garden	30,000
2060	VACANT	3,800



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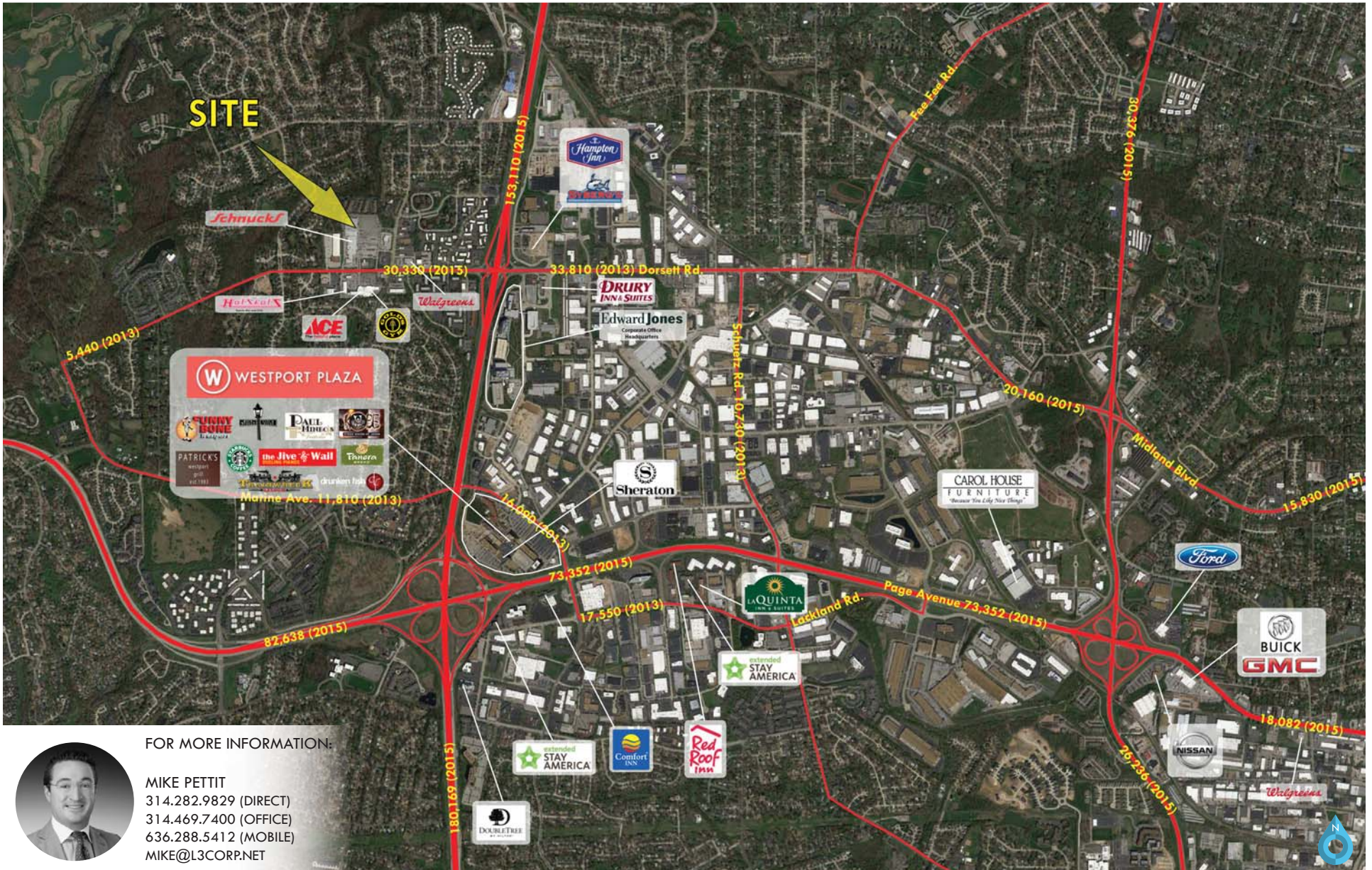


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A E R I A L



FOR MORE INFORMATION:

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PYLON SIGNS

DORSETT ROAD PYLON



MCKELVEY ROAD PYLON



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