

HUTKIN




DEVELOPMENT COMPANY

HUTKIN DEVELOPMENT COMPANY
 10829 Olive Boulevard
 Suite 200
 St. Louis, MO 63141

Telephone 314.872.9140
 FAX 314.872.9001

Visit our website:

ST. LOUIS COUNTY RETAIL PROPERTIES

SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
2,243 SF 2,094 SF to 4,338 SF	111-129 Baxter Road St. Louis, MO 63011 	LEASE	\$14.00 psf, NNN	<ul style="list-style-type: none"> – Located at signalized intersection of Manchester and Baxter Roads – Upscale retail center – Previously used as medical office – Excellent demographics – Tenants include: Edward Jones, Merle Norman, El Maguey, Smoothie King, Fantastic Sams, and Massage Envy 	Bo Keefer 314-973-1242
1,200 SF 2,400 SF	11640-11658 Dorsett Road St. Louis, MO 63043 	LEASE	\$11.00 psf, NNN	<ul style="list-style-type: none"> – Located at corner of Dorsett and Fee Fee Roads – Excellent visibility on Dorsett – 25,000 cars daily traffic count – Excellent signage – Ample parking 	Bo Keefer 314-973-1242
3,600 SF	11970-11994 Dorsett Road St. Louis, MO 63043 	LEASE	\$10.50 psf, NNN	<ul style="list-style-type: none"> – Signalized intersection – Located 1/8 mile East of I-270 – Retail, service, or office use – Excellent visibility, signage and ample parking – 37,000 cars daily traffic count 	Bo Keefer 314-973-1242

The information contained herein was obtained from a source we consider to be reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information contained herein is subject to change without notice.

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640 SF 832 SF 1,100 SF 1,280 SF 1,993 SF	1901-1949 Schuetz Road St. Louis, MO 63146 	LEASE	\$8.00 psf to \$11.95 psf	<ul style="list-style-type: none"> - Schuetz Center– Westport area - Located 2 blocks South of Page Avenue on Schuetz Road - Excellent visibility and signage on Schuetz Road - Newly renovated center - Stable residential & commercial area 	Bo Keefer 314-973-1242
57,546 SF (will divide)	1310 - 1366 Big Bend Square Twin Oaks, MO 63021 	LEASE	\$8.00 psf, NNN	<ul style="list-style-type: none"> - Former grocery store - Highly visible from both Highway 141 and Big Bend - Affluent West County location - Out lots also available 	Ryan Carlie 314-496-4887 Brad Eisel 314-800-6654
1,410 SF	14748 - 14796 Clayton Road Chesterfield, MO 63017 	LEASE	\$14.50 psf, NNN	<ul style="list-style-type: none"> - Tenants include: The Wine & Cheese Place & Dominos - Façade upgrade - Landscaping - Highly visible on Clayton Road - New monument signage to be added 	Ryan Carlie 314-496-4887 Brad Eisel 314-800-6654

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1,250 SF	14866 - 14988 Clayton Rd. Chesterfield, MO 63017 	LEASE	\$18.00 psf, NNN	<ul style="list-style-type: none"> – End cap space with high visibility – Southeast corner of Clayton and Baxter Roads – Tenant mix includes St. Louis Bread Co., Pi, and Rick Jordan Chocolatier 	Brad Eisel 314-800-6654 Ryan Carlie 314-496-4887
1,000 SF 1,000 SF 1,400 SF 1,400 SF	1576 - 1692 Old Gravois St. Louis, MO 63049 	LEASE	\$7.00 psf, NNN \$7.00 psf, NNN \$7.00 psf, NNN \$10.00 psf, NNN	<ul style="list-style-type: none"> – Join Edward Jones and Jefferson County License Bureau – Excellent parking – Signage on Gravois Road 	Bo Keefer 314-973-1242
1,300 SF	7805 Clayton Road St. Louis, MO 63117 	LEASE	\$15.00 psf, NNN	<ul style="list-style-type: none"> – Great location with excellent visibility – Free on-site parking and street parking available – Located between Brentwood and Hanley 	Brad Eisel 314-800-6654 Ryan Carlie 314-496-4887

ST. LOUIS COUNTY RETAIL PROPERTIES

SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
2,800 SF 1,500-6,000 SF 630 - 1,310 SF	14830 - 14858 Clayton Road Chesterfield, MO 63017 	LEASE	\$16.50 psf, NNN \$16.50 psf, NNN \$11.00 psf, Plus Electric	<ul style="list-style-type: none"> - <u>14842 Clayton - 2,800 SF</u> - <u>14830 Clayton - 6,000 SF</u> <ul style="list-style-type: none"> - Can divide to 1,500, 3,000, 4,500 or 6,000 SF - New monument signage - Façade upgrade - Highly visible on Clayton Road - <u>Suite 17</u> <ul style="list-style-type: none"> - 640 SF - <u>Suite 21 & 22</u> <ul style="list-style-type: none"> - 1,310 SF 	Ryan Carlie 314-496-4887 Brad Eisel 314-800-6654
1,000 SF	9826 - 9844 Clayton Road Ladue, MO 63124 	LEASE	\$30.00 psf, NNN	<ul style="list-style-type: none"> - Affluent retail center - Easy ingress and egress - Ample parking - Very strong demographics - 13,000+ daily traffic 	Ryan Carlie 314-496-4887 Brad Eisel 314-800-6654
2,545 SF 1,414 SF 3,153 SF	14321 - 14371 Manchester Rd Ballwin, MO 63011 	LEASE	\$10.00 psf, NNN	<ul style="list-style-type: none"> - Boardwalk Shopping Center - Great for multiple uses (retail/showroom w/storage) - Highly visible on Manchester Rd - Parking ratio: 4.7 per 1,000 	Brad Eisel 314-800-6654 Ryan Carlie 314-496-4887

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SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
1,273 SF & 4,240 SF	2 - 92 Clarkson Wilson Center Chesterfield, MO 63017 	LEASE	\$19.00 psf, NNN	<ul style="list-style-type: none"> - Thriving neighborhood center - Signalized intersection at Clarkson Road and Wilson Ave - Tenant mix includes: <ul style="list-style-type: none"> - Kennelwood Village - Subway - Pizza Hut - Salina Mexican Restaurant - Wine Chateau - Edward Jones and many other local and national, well established tenants 	Ryan Carlie 314-496-4887 Brad Eisel 314-800-6654
1,560 SF	701 - 747 N New Ballas Rd Creve Coeur, MO 63141 	LEASE	\$18.00 psf, NNN	<ul style="list-style-type: none"> - Located in the "Heart of Creve Coeur", one block south of Olive Blvd, adjacent to Plaza Motors - Tenants include: Cuisine d'Art, Oishi Sushi, Eyewearhaus, Doctor's Express and Vinciguerra Jewelers 	Brad Eisel 314-800-6654 Ryan Carlie 314-496-4887
3,021 SF	1310 - 1366 Big Bend Square Twin Oaks, MO 63021 	LEASE	\$15.75 psf, NNN	<ul style="list-style-type: none"> - Highly visible from both Highway 141 and Big Bend - Affluent West County location - Out lots also available 	Ryan Carlie 314-496-4887 Brad Eisel 314-800-6654

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1,170 - 2,340 SF	1077 - 1091 S. Woodsmill Rd Town & Country, MO 63017 	LEASE	\$17.50 psf, NNN	<ul style="list-style-type: none"> - Located at the intersection of Clayton Road and Woods Mill Road - Highly visible intersection - 53,389 vehicles per day 	Ryan Carlie 314-496-4887 Brad Eisel 314-800-6654
675-4,375 SF 1,400, 1,440 or 2,840 SF	14560 Manchester Road Winchester, MO 63011 	LEASE	\$5.00 - \$7.00/NNN \$13.75 psf, NNN	<ul style="list-style-type: none"> - Lower level office/retail suite and upper level retail - Highly visible on Manchester Road, just West of Baxter Road - 42,410 vehicles per day - Pylon signage available 	Brad Eisel 314-800-6654 Ryan Carlie 314-496-4887
8,000 SF	14545 - 14557 Manchester Rd St. Louis, MO 63011 	LEASE	\$7.00 psf, NNN	<ul style="list-style-type: none"> - Parking ratio: 7.5/1,000 - Direct visibility and building signage facing Manchester Rd - Manchester Road, 1/4 mile west of Baxter Road 	Bo Keefer 314-973-1242 Brad Eisel 314-800-6654 Ryan Carlie 314-496-4887

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ST. CHARLES COUNTY RETAIL PROPERTIES

SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
1,200, 2,400 or 3,600 SF 800 SF 800 SF	2376-2400 Highway K at Laura Hill O'Fallon, MO 63366 	LEASE	\$12.00 - 16.00 psf, NNN	<ul style="list-style-type: none"> - Access to signalized intersection - Unobstructed visibility on Hwy K - Adjacent to Target and Kohl's - Neighboring retailer's include: Wal-Mart, Lowes, Home Depot, Schnucks and Dierbergs - Traffic count over 35,000 VPD - 3 mile radius = 93,000 population with average HH income of \$70,000 	Ryan Carlie 314-496-4887 Brad Eisel 314-800-6654
800 SF	372 - 394 Mid Rivers Mall Drive St. Peters, MO 63376 	LEASE	\$13.00 psf, NNN	<ul style="list-style-type: none"> - Corner of Mid Rivers Mall Drive and Mexico Road - Highly visible St. Peter's location 	Ryan Carlie 314-496-4887 Brad Eisel 314-800-6654