

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)
2,340 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 Zach Williams 314.749.0362
675 SF 2,400 SF	14560 Manchester Road Winchester, MO 63011 	LEASE	\$725/month Gross \$15.00 psf, NNN	<ul style="list-style-type: none"> – END CAP and in-line retail suites and lower level office suite – Highly visible on Manchester Road, just West of Baxter – 42,410 vehicles per day – Pylon signage available 	Zach Williams 314.749.0362 Ryan Carlie 314.496.4887
1,000 SF	14866 - 14888 Clayton Road Chesterfield, MO 63017 	LEASE	\$17.00 psf, NNN	<ul style="list-style-type: none"> – Neighborhood center anchored by St. Louis Bread Company – Former Baskin Robbins – 36,381 vehicles per day – Monument signage available 	Zach Williams 314.749.0362 Ryan Carlie 314.496.4887

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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705 SF 1,410 SF 2,016 SF	14748 - 14796 Clayton Road Chesterfield, MO 63017 	LEASE	\$14.50 psf, NNN	<ul style="list-style-type: none"> - Anchored by Lester's, The Wine & Cheese Place, Goodwill, and Dominos - New monument signage - Façade upgrade - Landscaping - Highly visible on Clayton Road 	Ryan Carlie 314.496.4887 Zach Williams 314.749.0362
1,400 SF 2,800 SF	14808 - 14858 Clayton Road Chesterfield, MO 63017 	LEASE	\$16.50 psf, NNN	<ul style="list-style-type: none"> - Anchored by Lester's, The Wine & Cheese Place, Goodwill, and Dominoes - New monument signage - Façade upgrade - Landscaping - Highly visible on Clayton Road 	Ryan Carlie 314.496.4887 Zach Williams 314.749.0362
1,273 SF 1,280 SF 1,400 SF	2 - 92 Clarkson Wilson Centre Chesterfield, MO 63017 	LEASE	\$18.00 psf, NNN	<ul style="list-style-type: none"> - Thriving neighborhood centered in Chesterfield, MO - 10 Clarkson Wilson is a former restaurant with equipment still in place - 42,550 vehicles per day - Can combine to make 2,680 sf 	Ryan Carlie 314.496.4887 Zach Williams 314.749.0362

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2,243 SF	111-129 Baxter Road St. Louis, MO 63011 	LEASE	\$17.25 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 1,200 SF	11640-11658 Dorsett Road St. Louis, MO 63043 	LEASE	\$11.00 psf, NNN \$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
2,700 SF	11970-11994 Dorsett Road St. Louis, MO 63043 	LEASE	\$10.00 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

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1,993 SF & 2,410 SF	1901-1949 Schuetz Road St. Louis, MO 63146 	LEASE	\$13.00 psf \$11.00 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 	Ryan Carlie 314.496.4887 Zach Williams 314.749.0362
1,200 SF 1,500 SF 2,246 SF	12632-12680 Dorsett Road St. Louis, MO 63043 	LEASE	\$16.00 psf, NNN \$16.00 psf, NNN \$17.00 psf, NNN	<ul style="list-style-type: none"> - Located at Dorsett and McKelvey Road - 1/2 mile West of I-270 - Signalized intersection - Join Blockbuster, Ace Hardware, St. Louis Tan Co., McDonalds, and a newly built Hot Shots 	Bo Keefer 314-973-1242

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SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
1,916 SF	14356 Manchester Road St. Louis, MO 63011 	SALE	\$300,000.00	<ul style="list-style-type: none"> - Located at Manchester and Old Sulphur Spring Road - .07 miles from intersection of Manchester Rd and Hwy 141 - Upgraded electric, plumbing and HVAC - Owner may be willing to lease back - Historic Victorian home 	Ryan Carlie 314.496.4887 Zach Williams 314.749.0362
2,400 SF	14545-14551 Manchester Road St. Louis, MO 63011 	LEASE	\$7.00 psf, NNN	<ul style="list-style-type: none"> - Manchester Road 1/4 mile West of Baxter - Parking ratio: 7.5/1,000 - Direct visibility and building signage facing Manchester Road - Demographics (1 mile): <ul style="list-style-type: none"> - Population: 10,,319 - Avg HH Income: \$80,897 - Traffic count: 52,274 VPD 	Bo Keefer 314-973-1242 Zach Williams 314.749.0362 Ryan Carlie 314.496.4887
2,926 SF	14356 Manchester Road St. Louis, MO 63011 	SALE	\$600,000.00	<ul style="list-style-type: none"> - Located at Manchester and Old Sulphur Spring Road - .07 miles from intersection of Manchester Rd and Hwy 141 - New roof in 2007 - Zoned HVAC with newer system - Large rooms & tall ceilings - Large attic and cellar not included in square footage 	Ryan Carlie 314.496.4887 Zach Williams 314.749.0362

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1,200 SF 1,200 SF 1,200 SF	447 - 463 N. New Ballas Creve Coeur, MO 63141 	LEASE	\$19.00 psf, NNN	<ul style="list-style-type: none"> - Neighborhood center anchored by St. Louis Bread Company - Signalized intersection on Ballas - High concentration of highly educated and highly compensated workers in area 	Zach Williams 314.749.0362 Ryan Carlie 314.496.4887
1,400 SF 2,040 SF	701 - 747 N. New Ballas Creve Coeur, MO 63141 	LEASE	\$18.00 psf, NNN \$20.00 psf, NNN	<ul style="list-style-type: none"> - Located in the heart of Creve Coeur, 1 block South of Olive - END CAP location - High concentration of highly educated and highly compensated workers in area - Parking ratio: 4.3/1,000 sf 	Zach Williams 314.749.0362 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 SF 800-2400 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, Schnuck's and Dierbergs - Traffic count over 35,000 VPD - 3 mile radius = 93,000 population with average HH income of \$70,000 	Bo Keefer 314-973-1242
800 SF 800 SF 880 SF	372 - 394 Mid Rivers Mall Drive St. Peters, MO 63376 	LEASE	\$13.00 psf, NNN \$13.00 psf, NNN \$15.50 psf, NNN	<ul style="list-style-type: none"> - Corner of Mid Rivers Mall Drive and Mexico Road - 880 sf bay is an END CAP location - Highly visible St. Peter's location - 376 & 378 can be combined to create 1,600 SF 	Ryan Carlie 314.496.4887 Zach Williams 314.749.0362