

# 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"> <li>– Located at the intersection of Clayton Road and Woods Mill Road</li> <li>– Highly visible intersection</li> <li>– 53,389 vehicles per day</li> </ul>	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"> <li>– END CAP and in-line retail suites and lower level office suite</li> <li>– Highly visible on Manchester Road, just West of Baxter</li> <li>– 42,410 vehicles per day</li> <li>– Pylon signage available</li> </ul>	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"> <li>– Neighborhood center anchored by St. Louis Bread Company</li> <li>– Former Baskin Robbins</li> <li>– 36,381 vehicles per day</li> <li>– Monument signage available</li> </ul>	Zach Williams 314.749.0362  Ryan Carlie 314.496.4887

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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"> <li>- Anchored by Lester's, The Wine &amp; Cheese Place, Goodwill, and Dominos</li> <li>- New monument signage</li> <li>- Façade upgrade</li> <li>- Landscaping</li> <li>- Highly visible on Clayton Road</li> </ul>	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"> <li>- Anchored by Lester's, The Wine &amp; Cheese Place, Goodwill, and Dominoes</li> <li>- New monument signage</li> <li>- Façade upgrade</li> <li>- Landscaping</li> <li>- Highly visible on Clayton Road</li> </ul>	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"> <li>- Thriving neighborhood centered in Chesterfield, MO</li> <li>- 10 Clarkson Wilson is a former restaurant with equipment still in place</li> <li>- 42,550 vehicles per day</li> <li>- Can combine to make 2,680 sf</li> </ul>	Ryan Carlie 314.496.4887  Zach Williams 314.749.0362

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2,243 SF 2,094 SF	111-129 Baxter Road St. Louis, MO 63011 	LEASE	\$17.25 psf, NNN	<ul style="list-style-type: none"> <li>– Located at signalized intersection of Manchester and Baxter Roads</li> <li>– Upscale retail center</li> <li>– Previously used as medical office</li> <li>– Excellent demographics</li> <li>– Tenants include: Edward Jones, Merle Norman, El Maguey, Smoothie King, Fantastic Sams, and Massage Envy</li> </ul>	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"> <li>– Located at corner of Dorsett and Fee Fee Roads</li> <li>– Excellent visibility on Dorsett</li> <li>– 25,000 cars daily traffic count</li> <li>– Excellent signage</li> <li>– Ample parking</li> </ul>	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"> <li>– Signalized intersection</li> <li>– Located 1/8 mile East of I-270</li> <li>– Retail, service, or office use</li> <li>– Excellent visibility, signage and ample parking</li> <li>– 37,000 cars daily traffic count</li> </ul>	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"> <li>- Schuetz Center- Westport area</li> <li>- Located 2 blocks South of Page Avenue on Schuetz Road</li> <li>- Excellent visibility and signage on Schuetz Road</li> <li>- Newly renovated center</li> <li>- Stable residential &amp; commercial area</li> </ul>	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"> <li>- Former grocery store</li> <li>- Highly visible from both Highway 141 and Big Bend</li> <li>- Affluent West County location</li> </ul>	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"> <li>- Located at Dorsett and McKelvey Road</li> <li>- 1/2 mile West of I-270</li> <li>- Signalized intersection</li> <li>- Join Blockbuster, Ace Hardware, St. Louis Tan Co., McDonalds, and a newly built Hot Shots</li> </ul>	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"> <li>- Located at Manchester and Old Sulphur Spring Road</li> <li>- .07 miles from intersection of Manchester Rd and Hwy 141</li> <li>- Upgraded electric, plumbing and HVAC</li> <li>- Owner may be willing to lease back</li> <li>- Historic Victorian home</li> </ul>	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"> <li>- Manchester Road 1/4 mile West of Baxter</li> <li>- Parking ratio: 7.5/1,000</li> <li>- Direct visibility and building signage facing Manchester Road</li> <li>- Demographics (1 mile):               <ul style="list-style-type: none"> <li>- Population: 10,,319</li> <li>- Avg HH Income: \$80,897</li> <li>- Traffic count: 52,274 VPD</li> </ul> </li> </ul>	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"> <li>- Located at Manchester and Old Sulphur Spring Road</li> <li>- .07 miles from intersection of Manchester Rd and Hwy 141</li> <li>- New roof in 2007</li> <li>- Zoned HVAC with newer system</li> <li>- Large rooms &amp; tall ceilings</li> <li>- Large attic and cellar not included in square footage</li> </ul>	Ryan Carlie 314.496.4887  Zach Williams 314.749.0362

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## ST. LOUIS COUNTY RETAIL PROPERTIES

SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
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"> <li>- Neighborhood center anchored by St. Louis Bread Company</li> <li>- Signalized intersection on Ballas</li> <li>- High concentration of highly educated and highly compensated workers in area</li> </ul>	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"> <li>- Located in the heart of Creve Coeur, 1 block South of Olive</li> <li>- END CAP location</li> <li>- High concentration of highly educated and highly compensated workers in area</li> <li>- Parking ratio: 4.3/1,000 sf</li> </ul>	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"> <li>- Access to signalized intersection</li> <li>- Unobstructed visibility on Hwy K</li> <li>- Adjacent to Target and Kohl's</li> <li>- Neighboring retailer's include: Wal-Mart, Lowes, Home Depot, Schnuck's and Dierbergs</li> <li>- Traffic count over 35,000 VPD</li> <li>- 3 mile radius = 93,000 population with average HH income of \$70,000</li> </ul>	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"> <li>- Corner of Mid Rivers Mall Drive and Mexico Road</li> <li>- 880 sf bay is an END CAP location</li> <li>- Highly visible St. Peter's location</li> <li>- 376 &amp; 378 can be combined to create 1,600 SF</li> </ul>	Ryan Carlie 314.496.4887  Zach Williams 314.749.0362