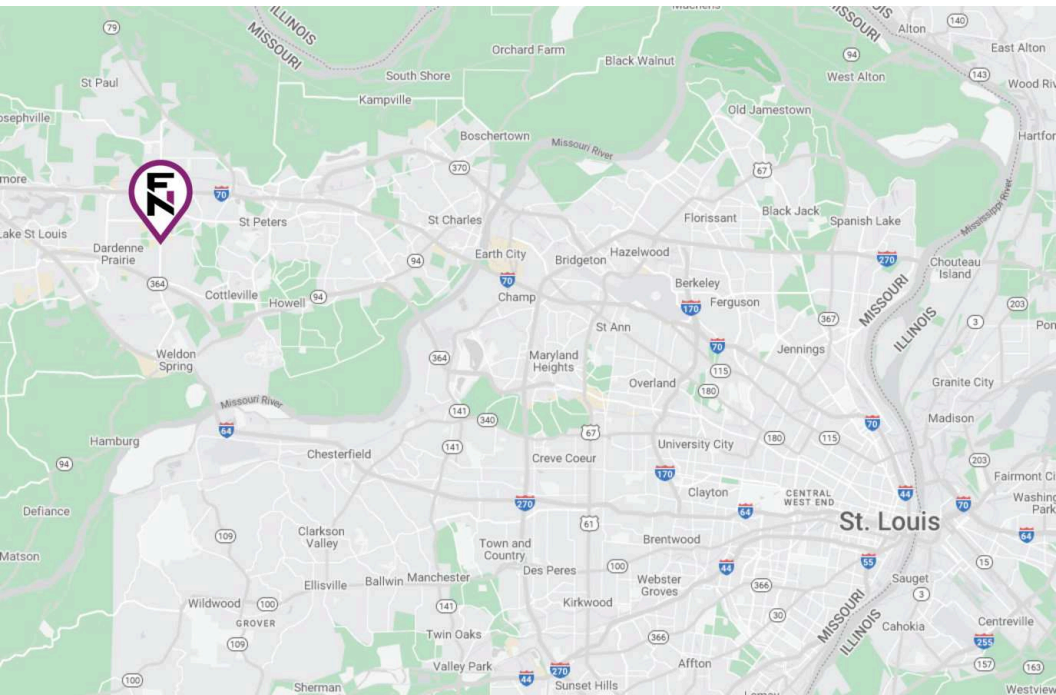


RIVER CITY MARKETPLACE




2209 State Highway K, O'Fallon, MO 63366



HIGHLIGHTS

MSA	St. Louis
COUNTY	St. Charles
GLA	157,934
ACRES	19.85
PARKING	791

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	13,620	92,732	171,218
	4,890	33,395	64,276
	\$114,438	\$133,701	\$133,035

PROPERTY FEATURES

- River City Marketplace is a 157,934 SF shopping center anchored by a 30,750 SF Fresh Thyme Market.
- River City Marketplace features a high-quality tenant roster including Total Wine, Ross, Five Below, Kirkland's, pOpshelf and Kay Jewelers.
- Located in a densely populated retail corridor just 34 miles west of downtown St. Louis and is situated on the main retail corridor with traffic counts of over 49,000 vehicles per day.
- Within a 5-mile radius of the property, the population is over 170,000 people and the average household income is approximately \$133,000.



PROPERTY WEBSITE

Jeff Kellams | (317) 332-7722 | jkellams@fnrpusa.com

fnrpusa.com

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SUITE	TENANT NAME	SF
2209	Five Below	8,670
2211	Kirkland's	9,272
2219-2225	pOpshelf	8,000
2235	Fresh Thyme Farmers Market	30,750
2255	Ross	28,278
2257	Total Wine & More	29,502
2259	Big Blue Swim School	20,000
2273	Fit Flavors	2,000
2275	GameStop	1,600
2277	AAA	3,040
2283	Kay Jewelers	2,960
2285	Cycle Bar	2,400

AVAILABLE
 AVAILABLE SOON
 LEASED
 NAP (NOT A PART)



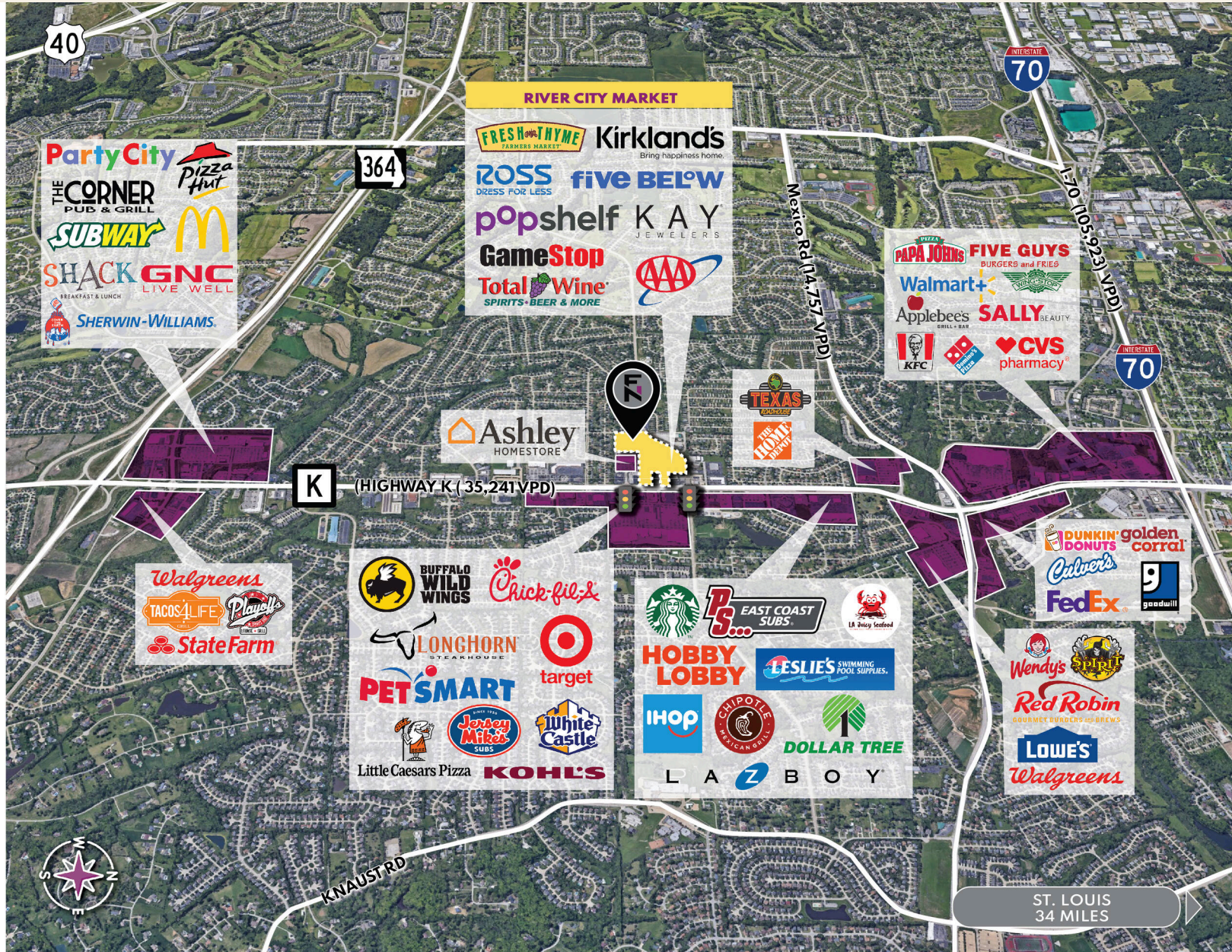
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