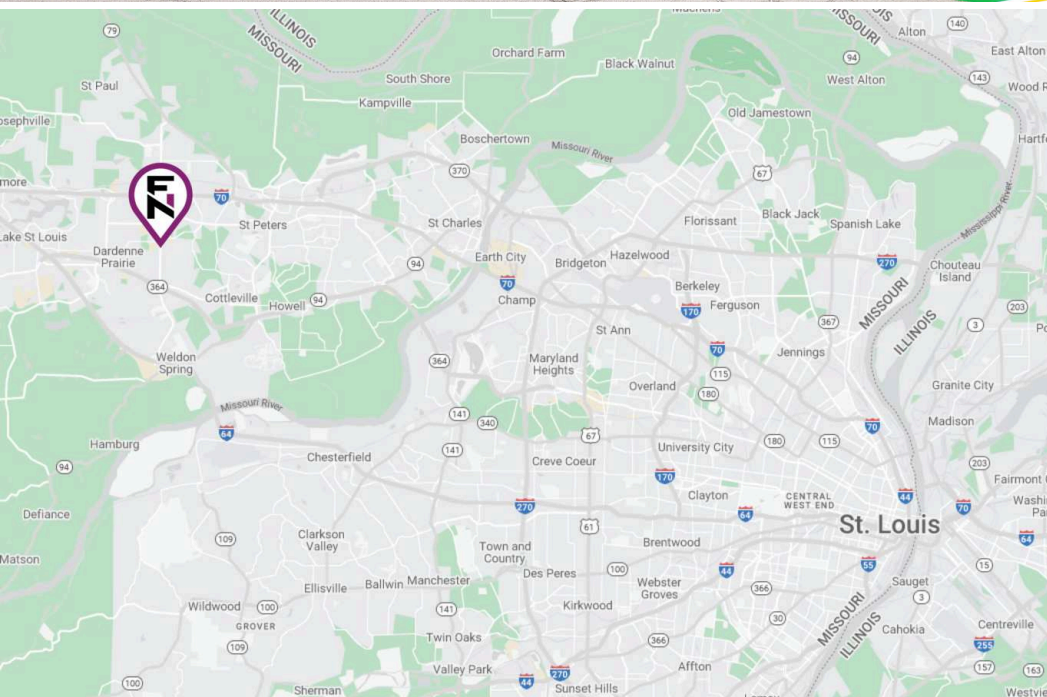


RIVER CITY MARKETPLACE

2209 State Highway K, O'Fallon, MO 63366

FIRST NATIONAL
REALTY PARTNERS



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**

Alex Selesnick | 561-573-6030 | aselesnick@fnrpusa.com

fnrpusa.com

RIVER CITY MARKETPLACE

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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 | Available | 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)



PROPERTY
WEBSITE

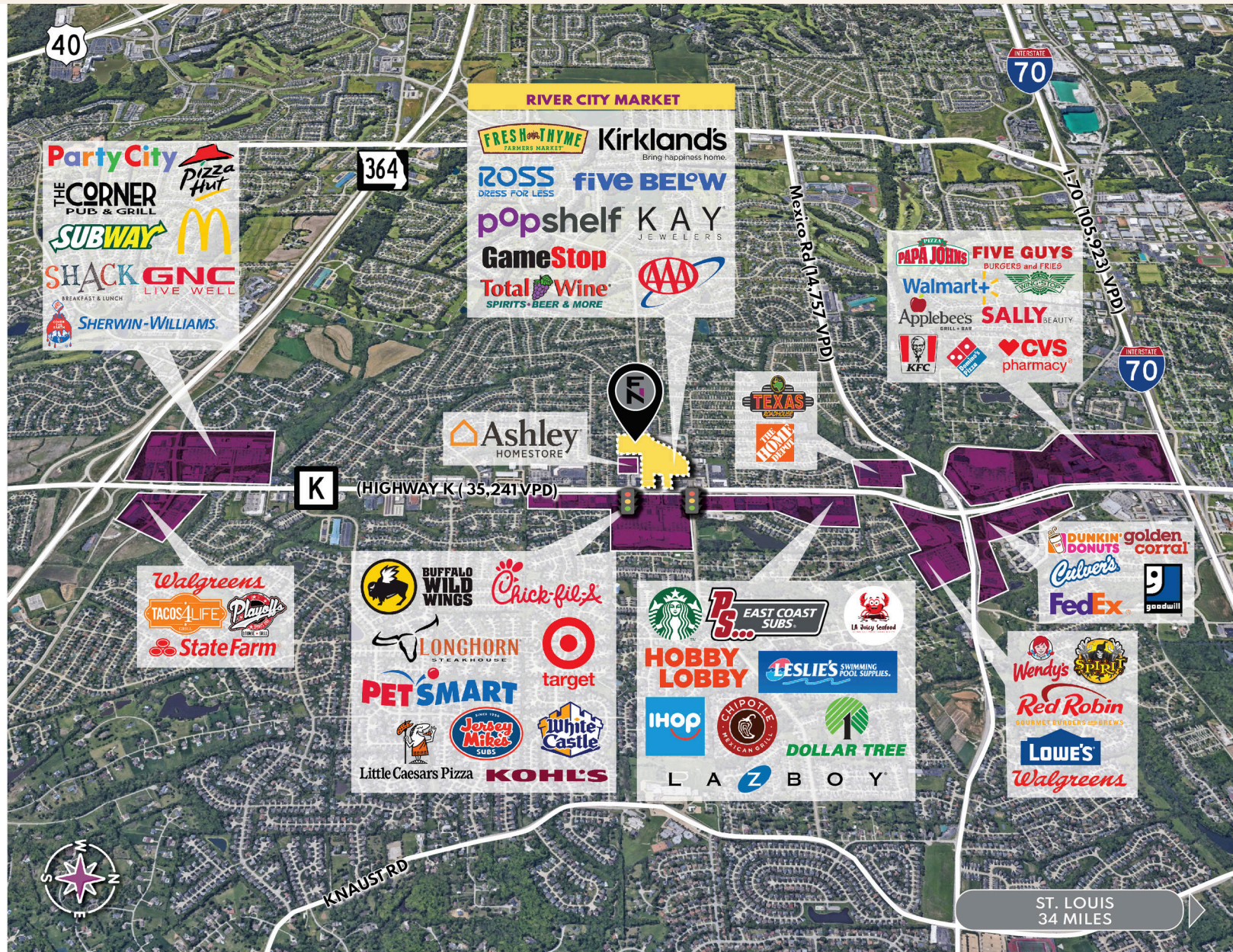
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