

FOR LEASE RIVER CITY MARKETPLACE

Southwest Corner of Highway K and Feise Road
O'Fallon, MO

WELCOME ROSS AND FIVE BELOW!



FRESH THYME OPENING FALL 2015



New Ownership - Redevelopment with Increased Visibility

- 157,779 SF community shopping center anchored by Gordmans, Ross Dress for Less and Fresh Thyme on main retail corridor fronting Highway K and Feise
- Multiple signalized access points with new additional point of access along Highway K coming soon
- Less than two miles from intersection of Highway K and new leg of Page Avenue Extension
- Large monument sign on each roadway and a new large pylon being built at additional new point of access
- Over 50,000 vehicles per day passing property
- 72% population growth since 2000 in O'Fallon
- City of O'Fallon named by Money magazine as one of America's "Best Places to Live" in 2014

Demographics

2014 ESTIMATED	1 Mile	3 Mile	5 Mile
Population	13,691	82,207	151,993
Households	4,830	29,477	56,048
Avg. Income	\$79,163	\$88,309	\$89,761

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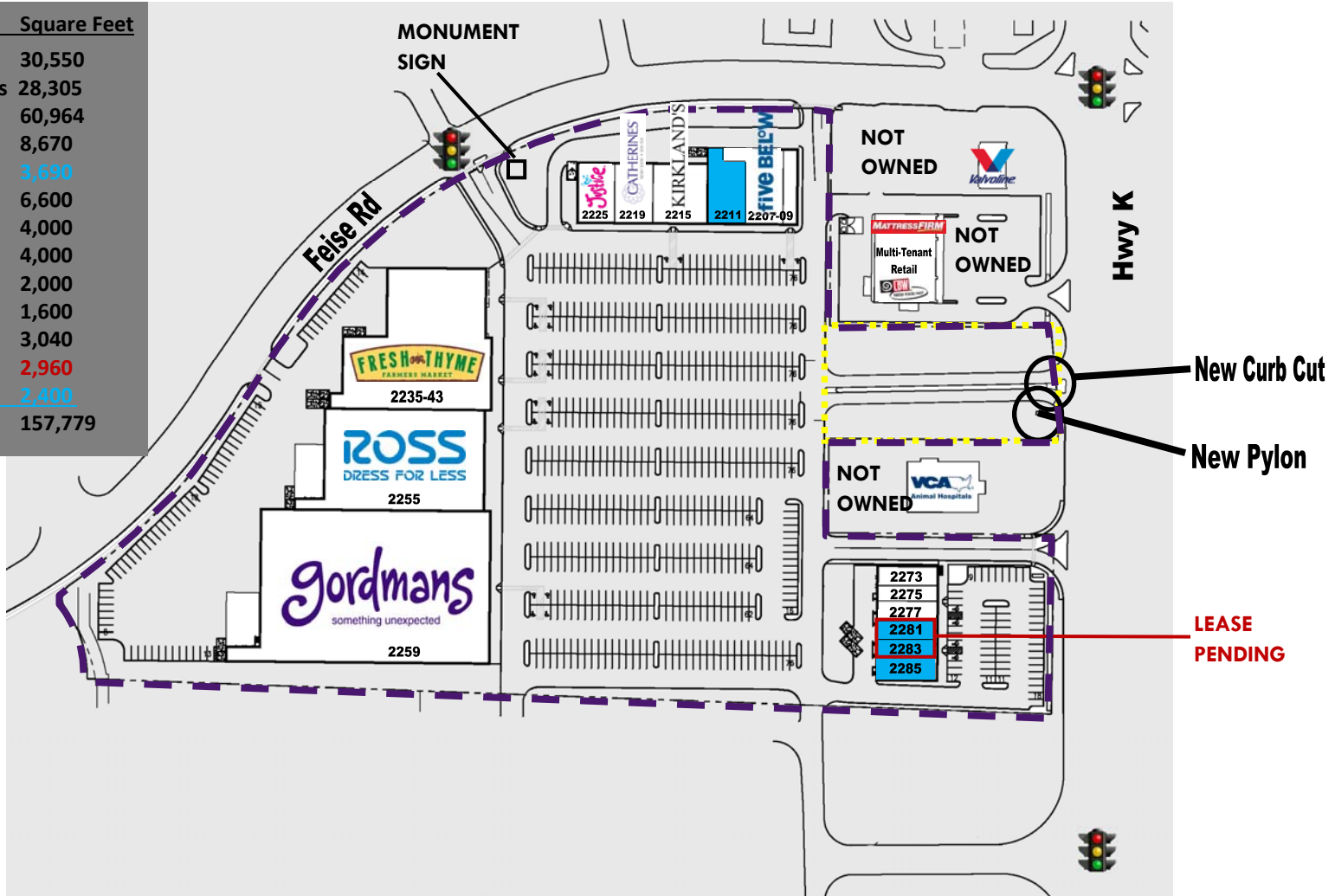


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Suite	Tenant	Square Feet
2235-43	Fresh Thyme	30,550
2255	Ross Dress for Less	28,305
2259	Gordman's	60,964
2207-09	Five Below	8,670
2211	Available	3,690
2215	Kirkland's	6,600
2219	Catherine's	4,000
2225	Justice	4,000
2273	Wireless Vision	2,000
2275	Gamestop	1,600
2277	AAA	3,040
2281-83	Lease Pending	2,960
2285	Available	3,400
TOTAL		157,779



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