

Menard's and the Crossings at Northwest, a large mixed-use office and retail development. Saint Ann is in the St. Louis MSA and has robust demographics with 181,746 residents within 5 miles of the location.

ABOUT SAINT CHARLES ROCK RD, SAINT ANN, MO 63074

The property is conveniently located at the signalized intersection of Adie Road and Saint Charles Rock Road, with excellent visibility and access to 44,540 vehicles per day directly in front of the property. On- and off-ramps for U.S. Highway 67 (43,800 AADT) are immediately accessible, and Interstate 70 (185,895 AADT) is nearby. Located in a dense retail and commercial corridor, the property is close to several large shopping center and national tenants, including Home Depot, Walmart Supercenter, Lowe’s, Dollar Tree, Big Lots, and more. The Crossings at Northwest, a mixed-use commercial center with a 12-story office tower, big box stores, offices, restaurants, and other retailers. The Crossings at Northwest’s anchor tenants, Menards, which attracts customers from a 20-mile radius. Among the center’s 70 tenants, other notable retailers include Value City Furniture; the busiest Raising Cane’s restaurant in the St. Louis region, which is located directly next to the property; and the St. Louis region’s top-performing Starbucks. Centrally located in a busy commercial region, the property is close to many large employers and important community amenities and is supported by a strong customer base. The Crossings at Northwest is home to several large offices, including a Charter Communications call center, a number of offices for St. Louis County, and Save-A-Lot’s corporate headquarters. The Crossings—which St. Louis County officials tout as having a \$328 million economic impact on the region—is more than 90% occupied and has over 3,500 employees. In addition, several other major employers are located within a few miles of the property, including Boeing (14,566 employees), Enterprise Holdings (5,600 employees), and Express Scripts (4,100 employees). In total, 168,649 daytime employees work within five miles of the property. Also nearby are important community amenities—like SSM Health DePaul Hospital (476 beds and 3,000 employees) and St. Louis Lambert International Airport—and notable developments, such as the \$68 million multi-purpose ice sports facility that will serve as a practice facility for the National Hockey League’s St. Louis Blues. The PowerPlex (600) employees, a Multi-Youth Sport Tournament Complex and Family Vacation Destination annual estimated economic impact of \$109,000,000, estimated 2.4 million visitors per year.

Household income \$56,056, average age 39.7 years.

1 mile, 3-mile, 5-mile numbers.

Total Population			
8,737	61,453	177,678	
2010 Population			
8,762	63,527	179,062	
2024 Population			
8,705	60,858	176,839	

Employees

6,172 50,848 168,426

Total Businesses

391 3,286 9,501

Average Household Income

\$56,086 \$58,691 \$66,845

Median Household Income

\$42,399 \$47,506 \$51,777

Total Consumer Spending

\$75.73M \$537.61M \$1.6B

Median Age

39.3 39.0 38.4

Households

3,881 25,940 75,165

Percent College Degree or Above

12% 13% 17%

Average Housing Unit Value

\$115,173 \$134,648 \$159,456

WALK SCORE 55

TRANSIT SCORE 32

BIKEABLE SCORE 51

Lambert-St. Louis International Airport connects to St Ann Boundaries.