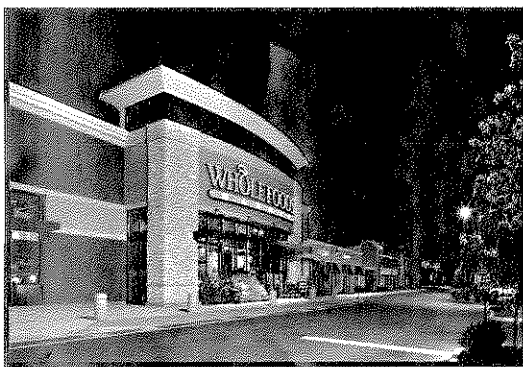


TOWN & COUNTRY CROSSING

Town & Country, Missouri



TOWN & COUNTRY CROSSING, a newly constructed 310,000 square foot shopping center, is located in the heart of St. Louis County at the southwest quadrant of Clayton Road and South Woods Mill Road with direct access to and from southbound Route 141. The site's strategic Town & Country location borders the City of Chesterfield to the north and Ballwin to the South and West. Tenants include Target, Whole Foods, National City Bank, Coldwell Banker Gundaker, Napoli 2, Qdoba Mexican Grill, Five Guys Famous Burgers, Codi, Susan Lynn's, FedEx/Kinkos, InkStop, Great Clips and others. Space available from 1,300 S.F. to 22,200 S.F.

FOR MORE INFORMATION, CONTACT:

www.townandcountrycrossing.com

William S. Boudoures or Paul D. Fusz

314-725-1997

wboudoures@boudoures.com

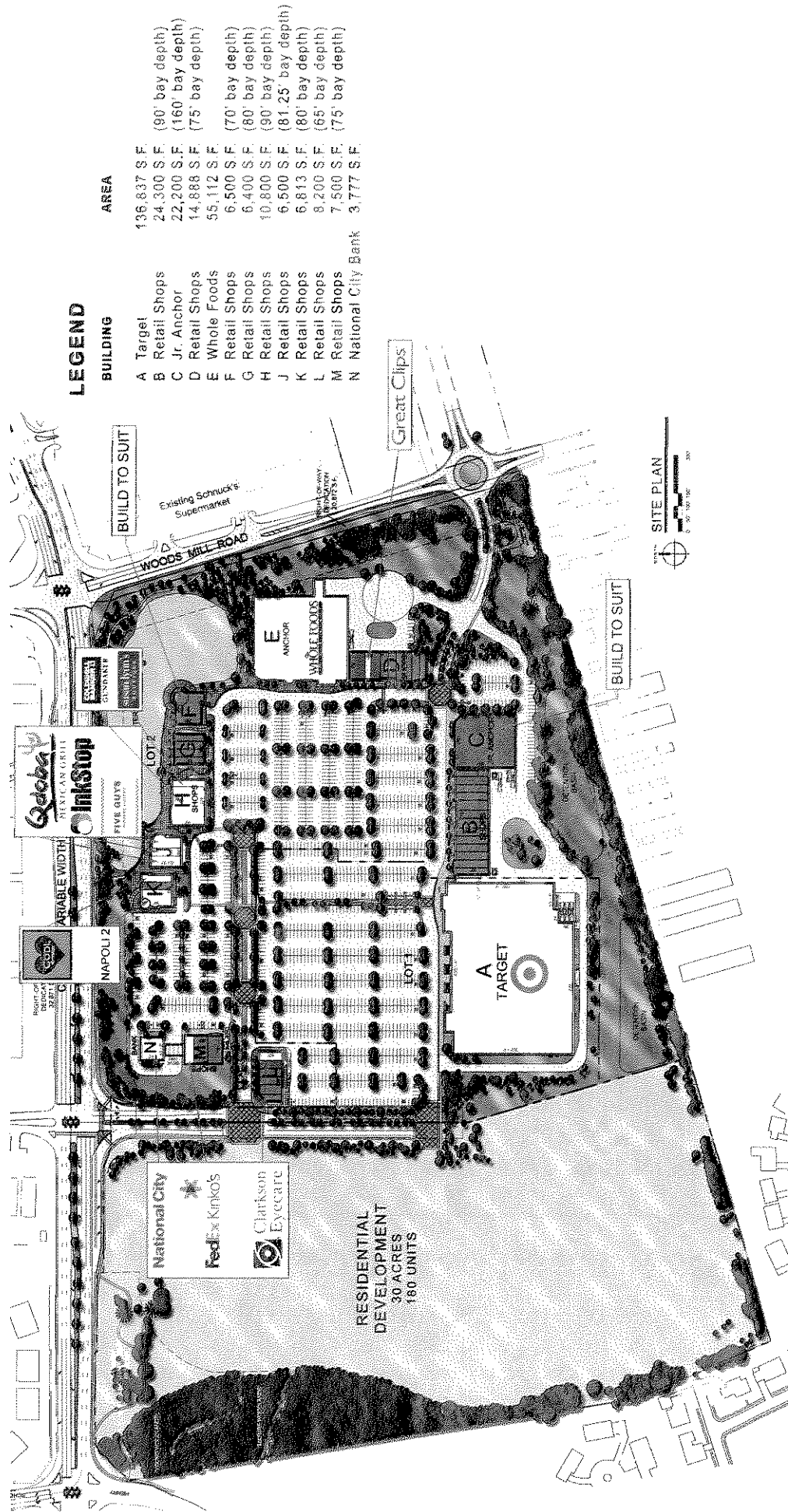
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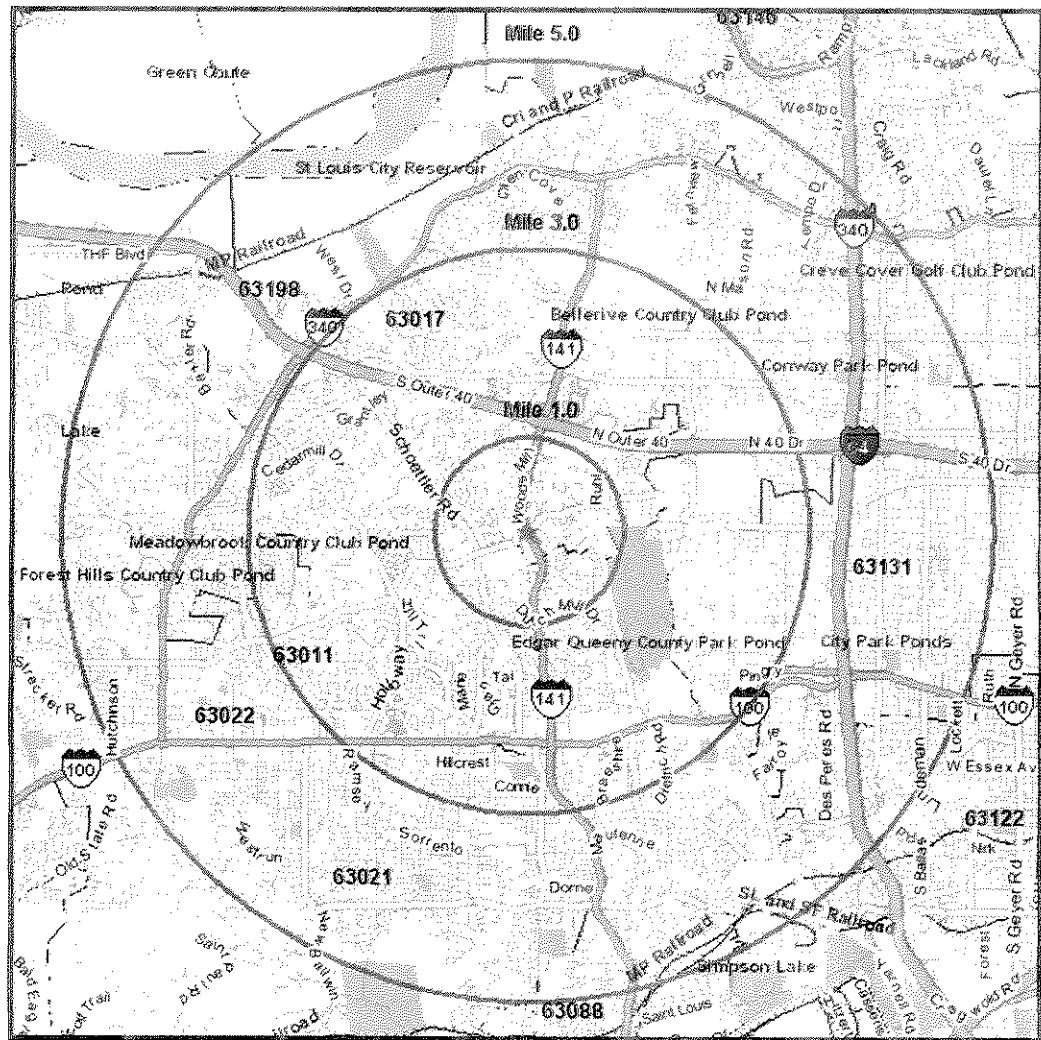


EMERALD / AMERIMAR
MANAGEMENT Co., Inc.

Wm. BOUDOURES Co.
COMMERCIAL • RETAIL REAL ESTATE SERVICES

Town & Country Crossing Site Plan





DEVELOPMENT DESCRIPTION

- Location:** Clayton Road & Woods Mill Road
Town & Country, Missouri
- Site:** Retail space starting at 1,125 S.F.
Restaurant space available up to 6,500 S.F.
Junior anchor space available up to 22,500 S.F.
- Traffic:** Clayton Road—36,400 VPD
Woods Mill Road—23,000 VPD
Rt. 141 at Clayton Road—54,000 VPD

DEMOGRAPHICS

	Population	Number of Households	Average Household Income
1 Mile	7,570	2,894	\$118,744
3 Mile	59,520	22,631	\$108,034
5 Mile	169,511	65,969	\$99,472

The map displays a commercial district with the following labeled locations and businesses:

- Top Left:** St. Joseph, MO
- Top Center:** WEST COUNTY MALL, Nordstrom's, Dick's Sporting Goods, Macy's, JC Penney, Elephant Bar, J. Blum's, Barnes & Noble, Bratco, McCormick & Schmick's
- Top Right:** OfficeMax, Old Navy, Sports Authority
- Center Left:** US HWY 40, Clayton Rd, Heartland Mortgage
- Center:** Weidman Rd, Walmart, Costco, PetSmart, Bed Bath & Beyond, Ulta, Best Buy
- Center Right:** STATE HWY 141, Target
- Bottom Left:** Chesterfield Mall, Macy's, AMC Megaplex, Sears, Dillard's, Cheesecake Factory, Pottery Barn, California Pizza Kitchen
- Bottom Center:** Clayton Rd, Ace Hardware, Subway, McDonald's, Arby's, Pizza Hut, Dunkin' Donuts
- Bottom Right:** HomeGoods, Marshalls, Sierra (Low's), Liques, Manchester Rd, Kohl's, Michaels, Best Buy, Shoe Carnival
- Far Bottom:** Borders, T-Mobile, OfficeMax
- Other Labels:** Clarkson Rd, Bottler Rd, Site