

# UNIVERSITY COMMONS

1900 First Capital Drive, St. Charles, MO 63301



## PROPERTY HIGHLIGHTS

- Only a few retail spaces remain available. Phase II tenants are open for business
- High traffic shopping center with great visibility and access
- Reach Lindenwood University students, faculty, and staff as well as the growing residential community of St. Charles, MO

## PROPERTY DETAILS

- Center Size: 107,128 sf
- Available Suites: 1970 - 1,695 sf    1982 - 1,806 sf  
2070 - 3,787 sf

Available Land: 1.259 ac

Demographics	1 mile	3 mile	5 mile
Population	15,826	67,959	126,698
Avg HH Income	\$52,041	\$69,167	\$75,840



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1900 First Capital Drive, St. Charles, MO 63301

**CENTER SIZE 107,128 SF**

**AVAILABLE SPACE**

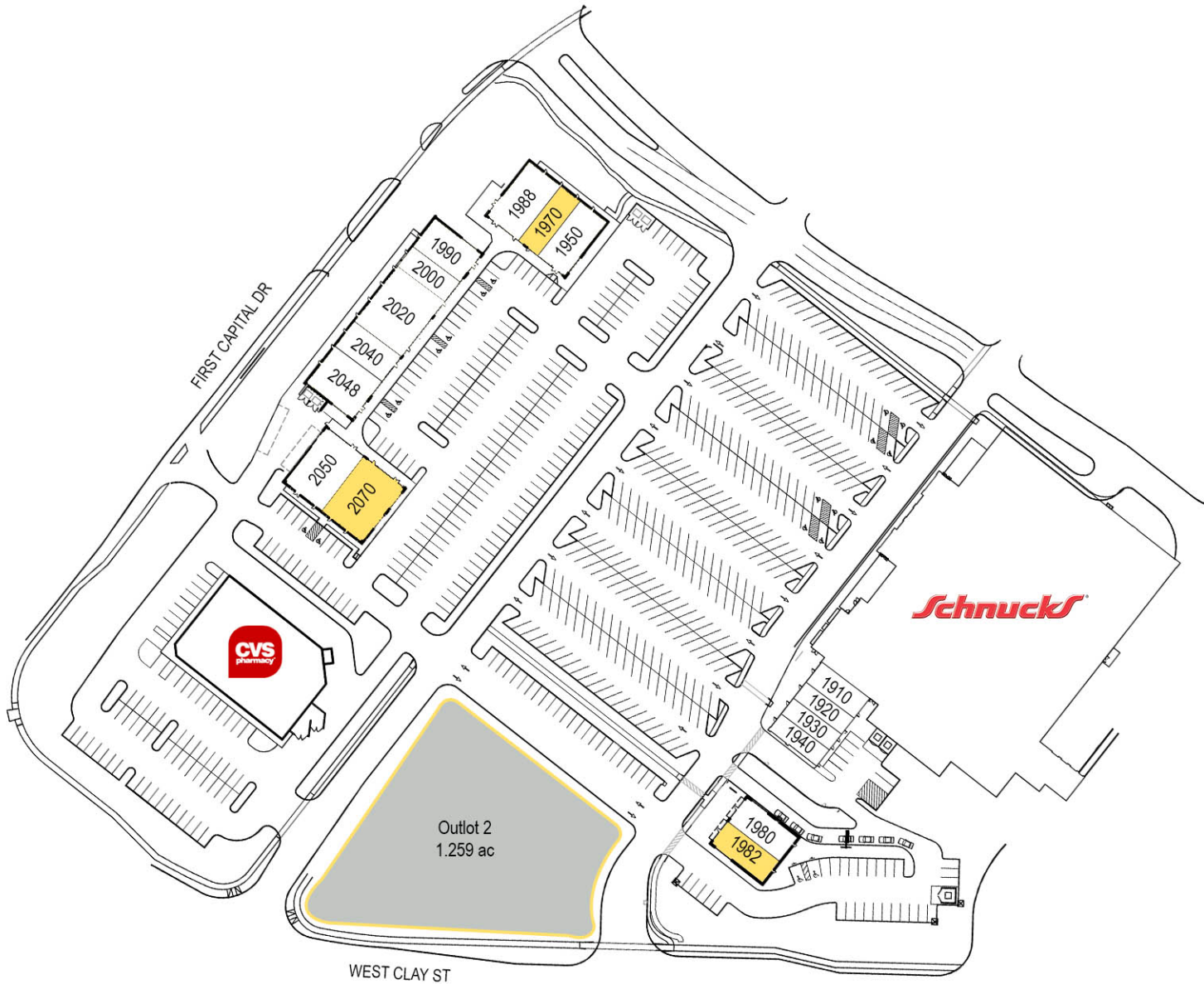
1970	1,695 sf	1982	1,806 sf
2070	3,787 sf		

**AVAILABLE OUTLOTS**

Outlot 2	1.259 ac
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**CURRENT RETAILERS**

1900	Schnucks	71,460 sf
1910	Crown Optical	1,852 sf
1920	Great Clips	1,200 sf
1930	GNC	1,200 sf
1940	Nail One	810 sf
1950	Pot Belly	2,450 sf
1980	Crazy Bowls & Wraps	2,200 sf
1988	MOD Pizza	2,800 sf
1990	AT&T	2,400 sf
2000	The Joint	1,200 sf
2020	Salon Lofts	4,438 sf
2040	Fro Yo	1,500 sf
2048	PAC Dental	3,000 sf
2050	Mattress Direct	3,150 sf
Outlot 1	CVS	0 sf



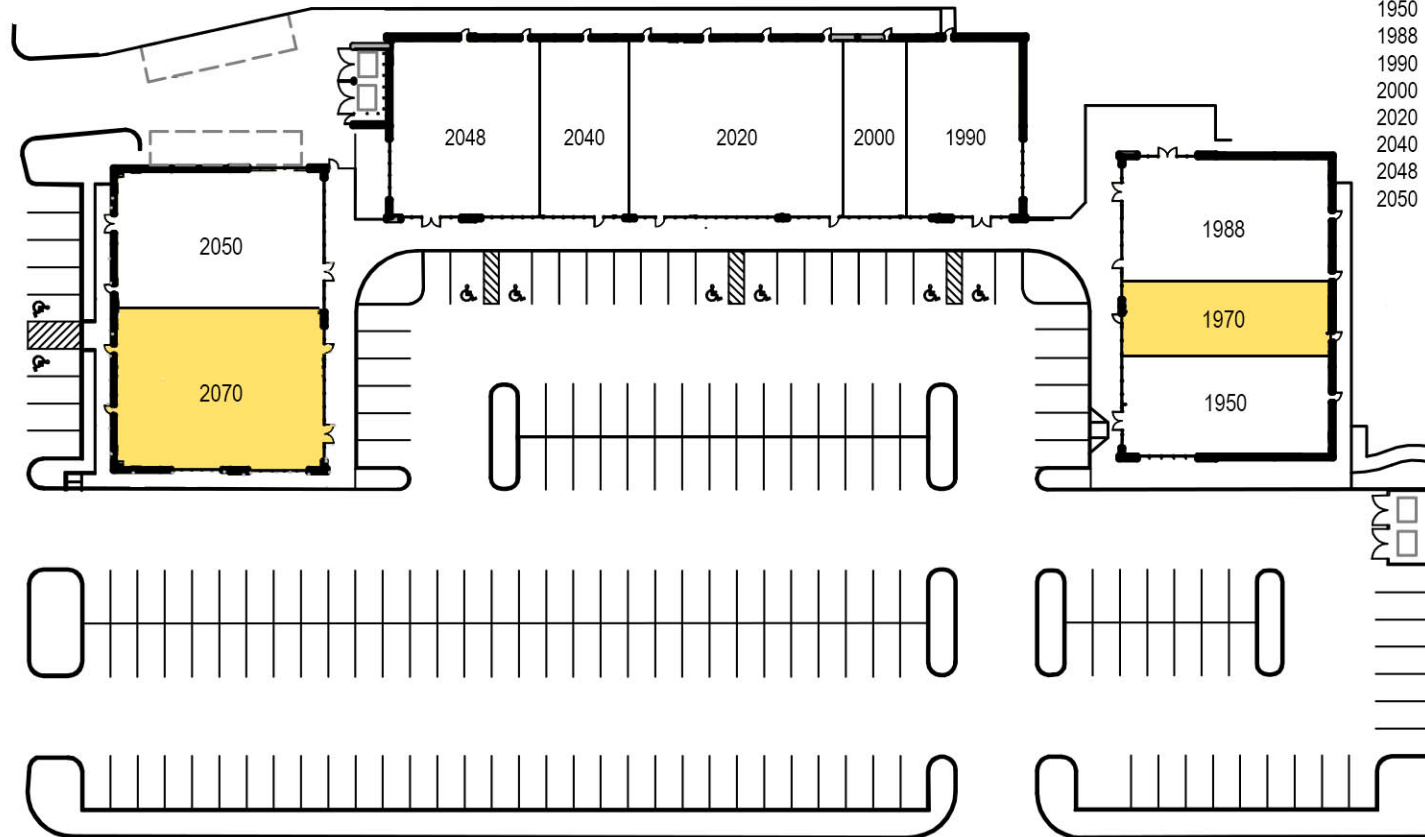
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## PHASE II SIZE 26,420 SF

### AVAILABLE SPACE

1970	1,695 sf	2070	3,787 sf
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### CURRENT RETAILERS

1950	Pot Belly	2,450 sf
1988	MOD Pizza	2,800 sf
1990	AT&T	2,400 sf
2000	The Joint	1,200 sf
2020	Salon Lofts	4,438 sf
2040	Fro Yo	1,500 sf
2048	PAC Dental	3,000 sf
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