

# Twin Oaks Crossing

1393 BIG BEND BLVD. | TWIN OAKS, MO 63021



## Property Description

Conveniently located at the signalized intersection of Big Bend Boulevard and Highway 141, Twin Oaks Crossing, anchored by Schnucks, has excellent consumer traffic, drawing customers from Valley Park, Manchester, Ballwin, and Kirkwood. Located in an established upper-middle-income submarket, Twin Oaks Crossing has a 1,400 sf space for a new retailer to join the strong tenant mix.

## Property Highlights

- Suites Available - 1
- Traffic Counts & Cross Streets -
  - Hwy 141 Southbound (22,009 VPD)
  - Big Bend Blvd (24,868 VPD)

## Offering Summary

<b>Lease Rate:</b>	Undisclosed
<b>Available SF:</b>	1,400 SF
<b>Center Size:</b>	71,682 SF

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	5,917	28,609	62,678
<b>Total Population</b>	12,409	67,102	152,652
<b>Average HH Income</b>	\$89,421	\$108,868	\$127,041

**Bradley Taylor**

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Pg.1

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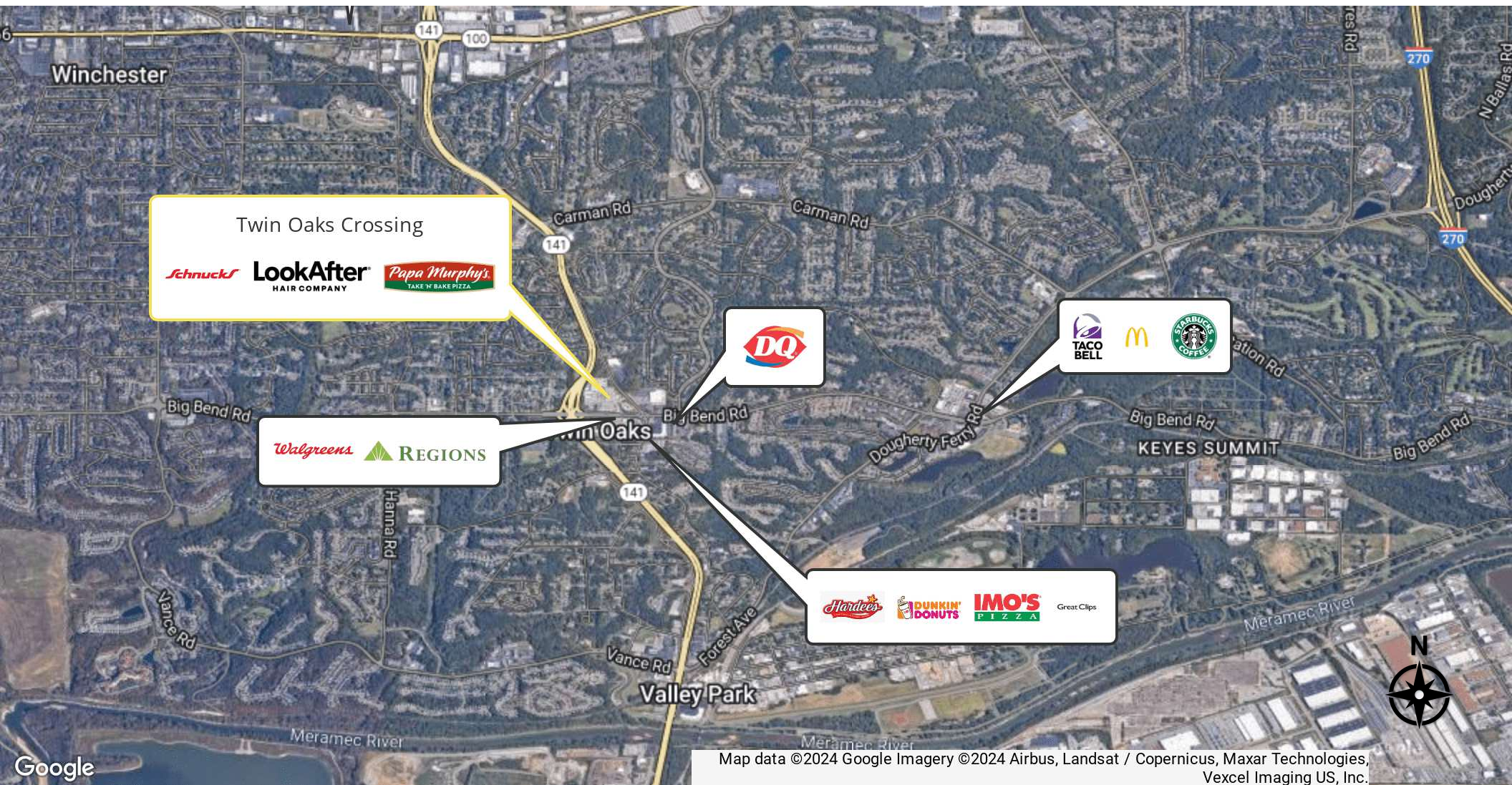
Suite	Tenant	Size
1393	Schnucks	63,482 SF
1393A	Available	1,400 SF
1393B	Look After Hair Co	1,400 SF
1393C	Papa Murphy's	1,400 SF
1393D	China 1	1,400 SF
1393E	VIP Nails & Spa	1,400 SF
1393F	AT&T	1,200 SF

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