

Wildwood Square

17185-17253 College Ave at Hwy 109
Wildwood, Missouri

FOR LEASE:

Laura Jones
laura@rljonesproperties.com
636.287.2700



Available:

- ▶ Inline spaces (Sqft):
NO VACANCY AT THIS TIME
- ▶ Freestanding (Sqft):
3,600 8,420 21,402 (3 story building)

Specifications

Zoning: Commercial
Traffic Count: 16,551 VPD
Retailers within 1.5 miles include:
Dierbergs, Walgreens, Starbucks,
Clarkson Eyecare, UPS Store

Features:

- ▶ Excellent Visibility (highway HWY 109)
- ▶ High growth residential area
- ▶ Adjacent to YMCA and St. Louis Community College campus
- ▶ Wildwood was ranked by Money Magazine as one of the best places to live in America.



Demographics	3 mile	5 mile	10 mile
Total Population	35,087	73,388	237,212
Average Household Income	\$114,027	\$117,022	\$107,856
Average Age	33.81	34.57	36.23



RL JONES PROPERTIES

RL Jones Properties

17195 New College Ave.
Wildwood, MO 63040
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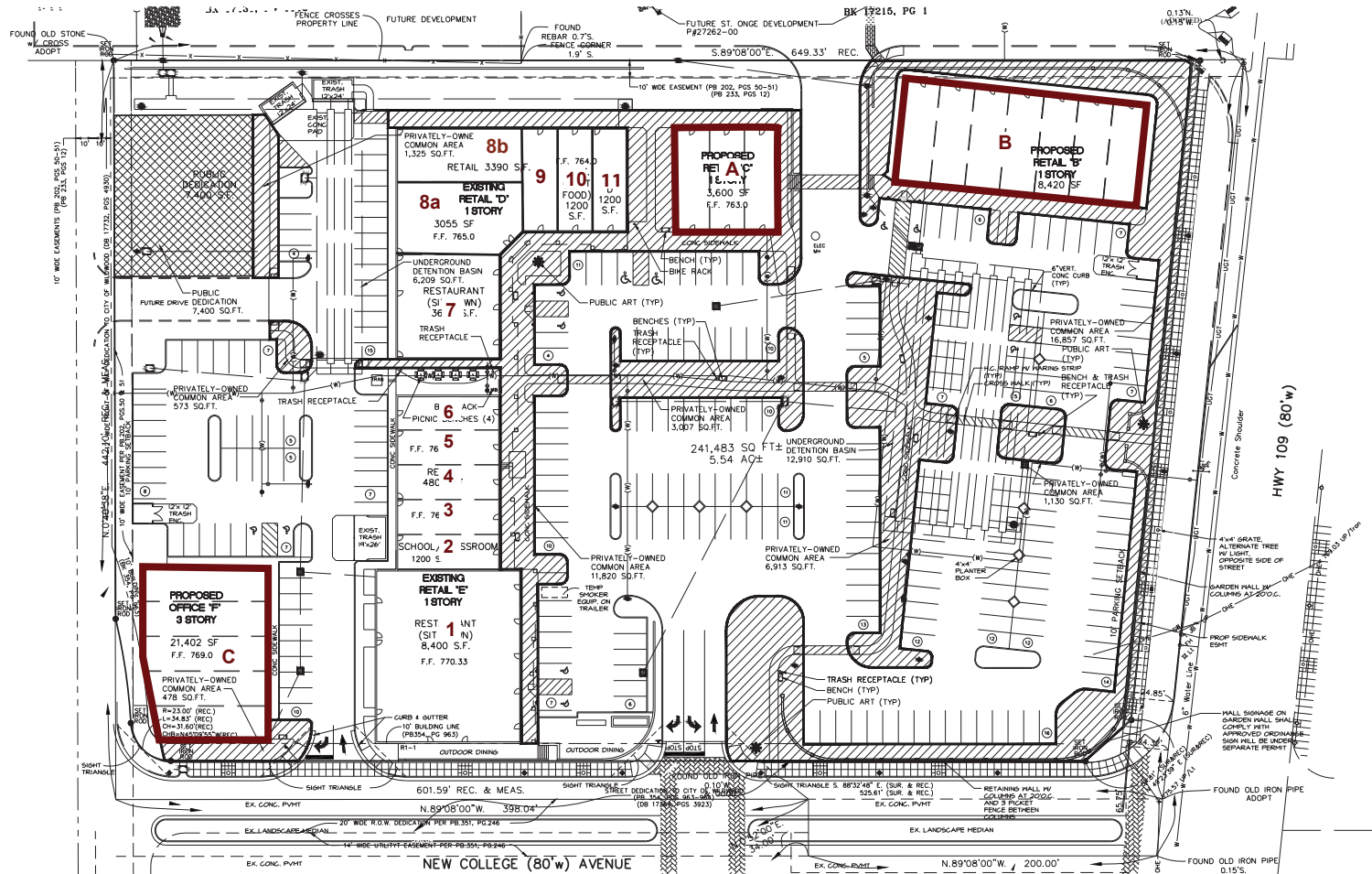
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Site Plan

SPACE	TENANT	SF
1	Wildwood Pub & Grill	8400
2	Wildwood Yoga	1200
3	TH Nails & Spa	1200
4	Elle Salon	1200
5	Empire Nutrition	1200
6	Edward Jones	1200
7	Letty Lou's Cafe	3600
8a	212 Wellness	3055
8b	RL Jones	3390
9	Medical Spa	1200
10	Panda Chinese	1200
11	9Round Kickboxing	1200

NEW CONSTRUCTION

A	1 STORY	3,600
B	1 STORY	8,420
C	3 STORY	21,420



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