

An aerial photograph of the Loughborough Plaza Shopping Center. The image shows a large, single-story commercial building with a white roof and blue accents. There are several parking lots with cars and trucks. In the background, there are residential houses and trees. The sky is blue with some clouds.

**LOUGHBOROUGH PLAZA
SHOPPING CENTER**

JACK JUNKER

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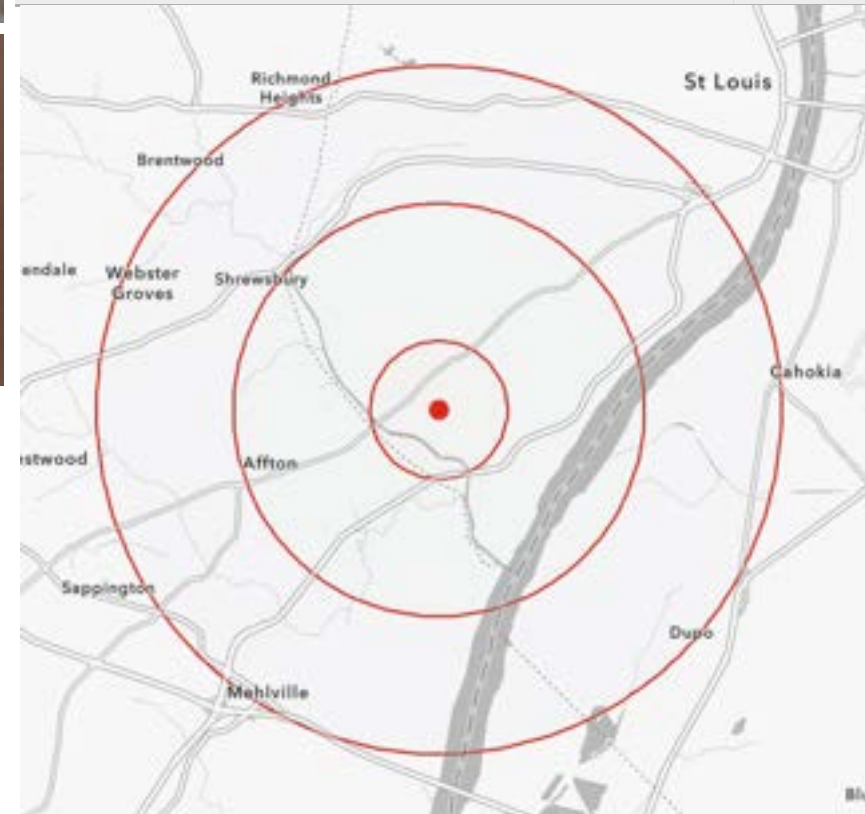
**4344 LOUGHBOROUGH AVENUE
ST. LOUIS, MO 63116
1,900-4,050 S.F. | \$12.00/S.F. N.N.N.**

PROPERTY INFORMATION



- **SAVE-A-LOT GROCERY-ANCHORED CENTER**
- **TURNKEY FORMER EDWARD JONES OFFICE SUITE - 1,900 SF**
- **FORMER MEDICAL SUITE WITH EXISTING BUILDOUT - 2,100 SF**
- **\$4.40 TRIPLE NETS**
- **PYLON SIGNAGE AVAILABLE**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		17,550	141,575	287,571
HOUSEHOLDS		8,982	68,805	140,139
AVERAGE HH INCOME		\$99,675	\$88,913	\$102,991



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SITE PLAN



SUITES

SUITE	SIZE	TENANT
4340	1,900 S.F.	ROYAL BLADE
4342	1,950 S.F.	AVAILABLE
4344	1,800 S.F.	PIZZA HUT
4346	2,100 S.F.	AVAILABLE
4348	2,200 S.F.	DISCOUNT SMOKE SHOP

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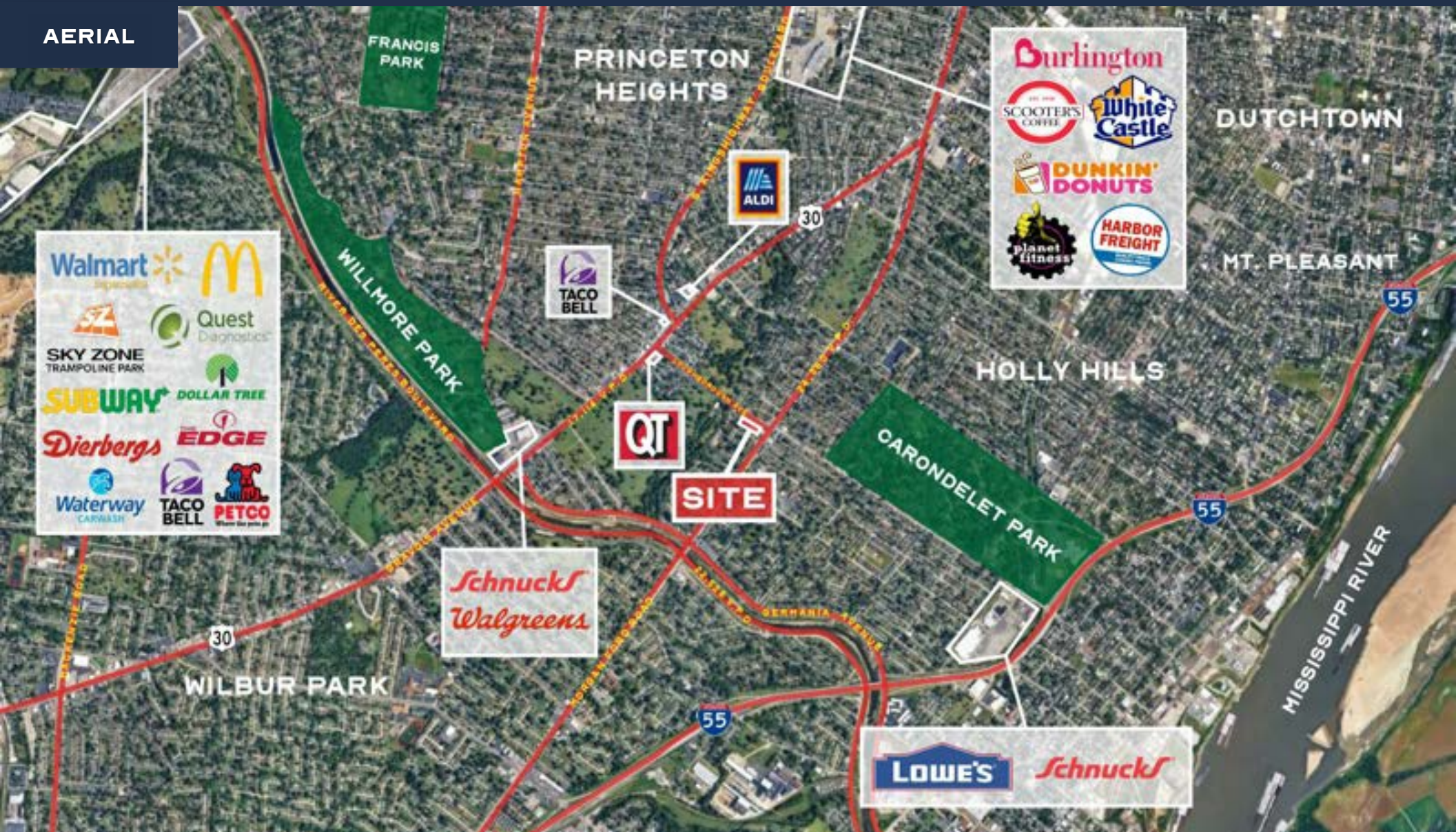
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AERIAL



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