



A2Z
REAL ESTATE

For Lease – Up to 6,298 sf
Gravois Dillon Plaza

5301 Caroline Dr., High Ridge, MO 63049

JOE ANTHONY, ESQ.

Co-Founder & CEO

C: 814-242-7969

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A2Z REAL ESTATE

GRAVOIS DILLON PLAZA

ADDRESS:

5301 Caroline Dr.

High Ridge, MO 63049

SPACE:

Up to 6,298 sf

HIGHLIGHTS:

Gravois Dillon Plaza is a 148,110-sf center located in High Ridge, MO, a southwest suburb of St. Louis.

Anchored by regional grocer Schnuck's Markets, tenants include Tractor Supply, Anytime Fitness, Verizon, AutoZone, Dollar Tree, Subway, and Jack in the Box.

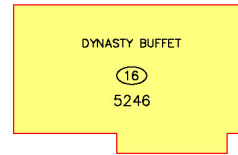
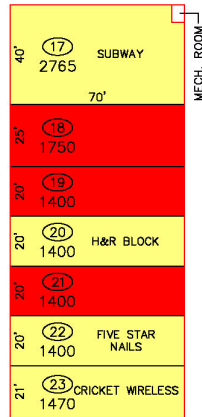
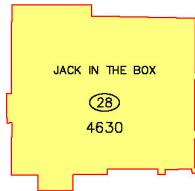
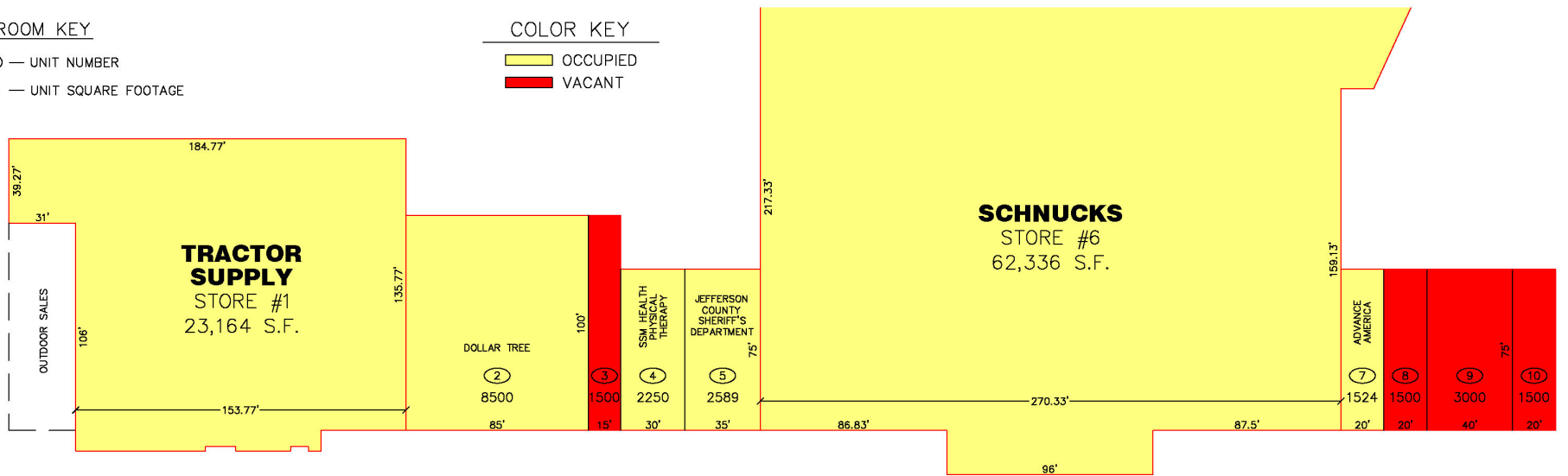
The plaza is located on the main retail corridor on Route 30, with traffic counts of 36,500 CPD. Population within 10 miles is 359,574 and the average household income is \$115,561.

ROOM KEY

①①① — UNIT NUMBER
 0000 — UNIT SQUARE FOOTAGE

COLOR KEY

■ OCCUPIED
 ■ VACANT



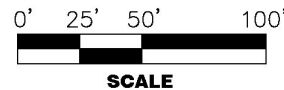
DEVELOPMENT DATA

ANCHOR STORES
 TRACTOR SUPPLY STORE #1 ----- 23,164 S.F.
 SCHNUCKS STORE #6 ----- 62,336 S.F.
TOTAL ANCHORS ----- 85,500 S.F.

TOTAL SMALL SHOPS ----- 45,948 S.F.
TOTAL LEASABLE AREA ----- 131,448 S.F.

OUTPARCELS
 DYNASTY BUFFET ----- 5,246 S.F.
 JACK IN THE BOX ----- 4,630 S.F.
 AUTO ZONE ----- 6,786 S.F.
TOTAL OUTPARCELS ----- 16,662 S.F.
OVERALL LEASABLE AREA ----- 148,110 S.F.

ACTUAL NUMBER OF PARKING SPACES PROVIDED ----- 846 CARS
 PARKING SPACES USED BY CART CORRALS ----- 13 CARS
TOTAL LAND AREA ----- 20.66 ACRES



DATE: 07/07/20

LEASE PLAN
GRAVOIS DILLON PLAZA

5301-5315 CAROLINE DRIVE
 HIGH RIDGE, MO 63049
 JEFFERSON COUNTY

BI HIGH RIDGE, LLC
 BON INVESTMENTS

MANAGED BY

A2Z REAL ESTATE | 231 MARKET STREET
 JOHNSTOWN, PA 15901
 (814) 254-4004
 a2zreinc.com
 info@a2zreinc.com

DEVELOPMENT DATA

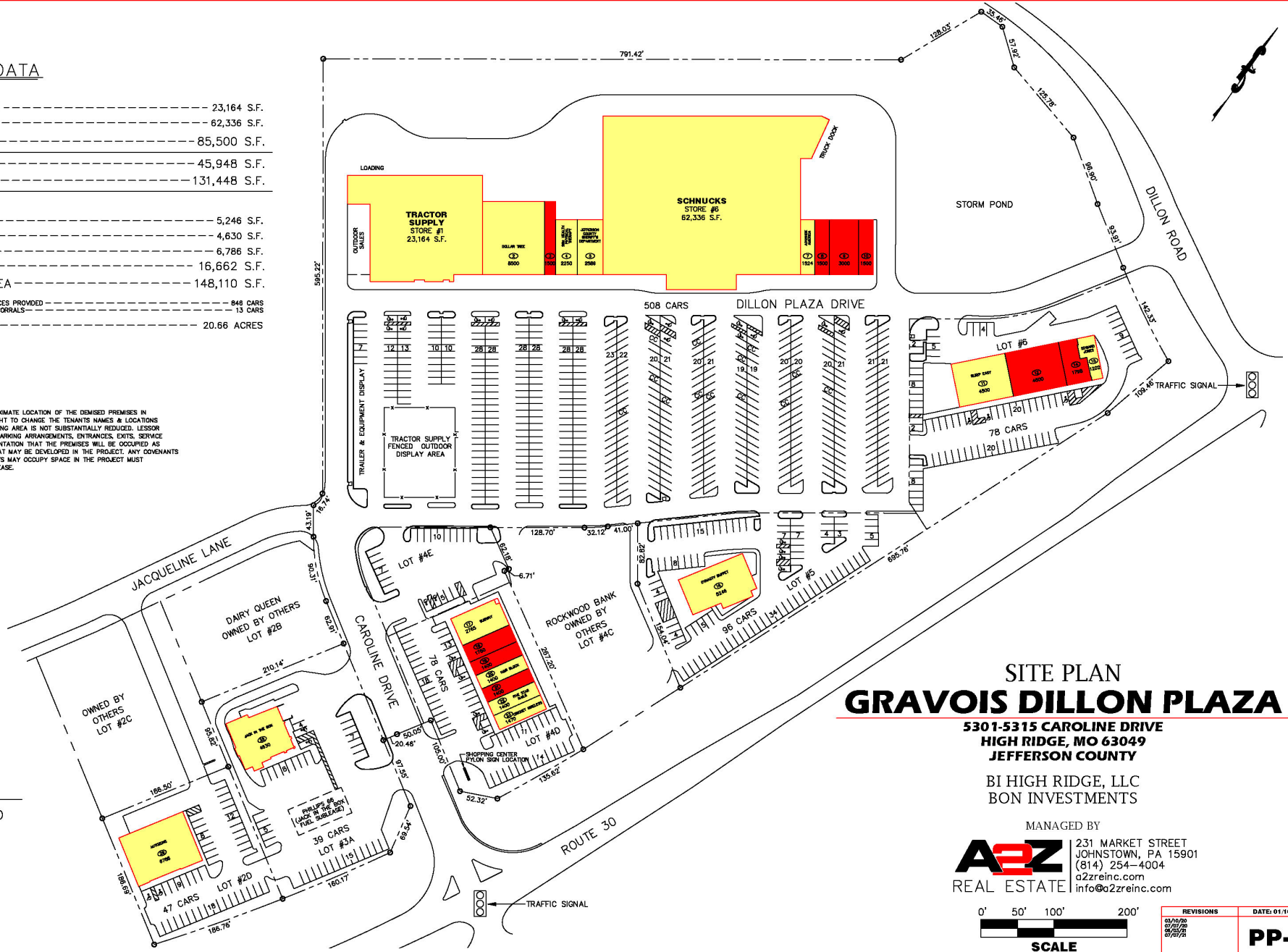
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NOTE:

THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE DEMISED PREMISES IN THE PROJECT. LESSOR RESERVES THE RIGHT TO CHANGE THE TENANTS NAMES & LOCATIONS OF OTHER TENANTS, PROVIDED THE PARKING AREA IS NOT SUBSTANTIALLY REDUCED. LESSOR ALSO RESERVES THE RIGHT TO CHANGE PARKING ARRANGEMENTS, ENTRANCES, EXITS, SERVICE AREAS, ETC. LESSOR MAKES NO REPRESENTATION THAT THE PREMISES WILL BE OCCUPIED AS SHOWN, BUT ONLY INTENDS TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY COVENANTS WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST APPEAR IN THE WRITTEN BODY OF THE LEASE.

COLOR KEY

- OCCUPIED
- VACANT



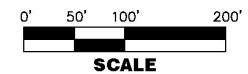
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GRAVOIS DILLON PLAZA

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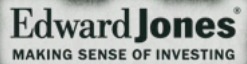
REVISIONS	DATE: 01/10/18
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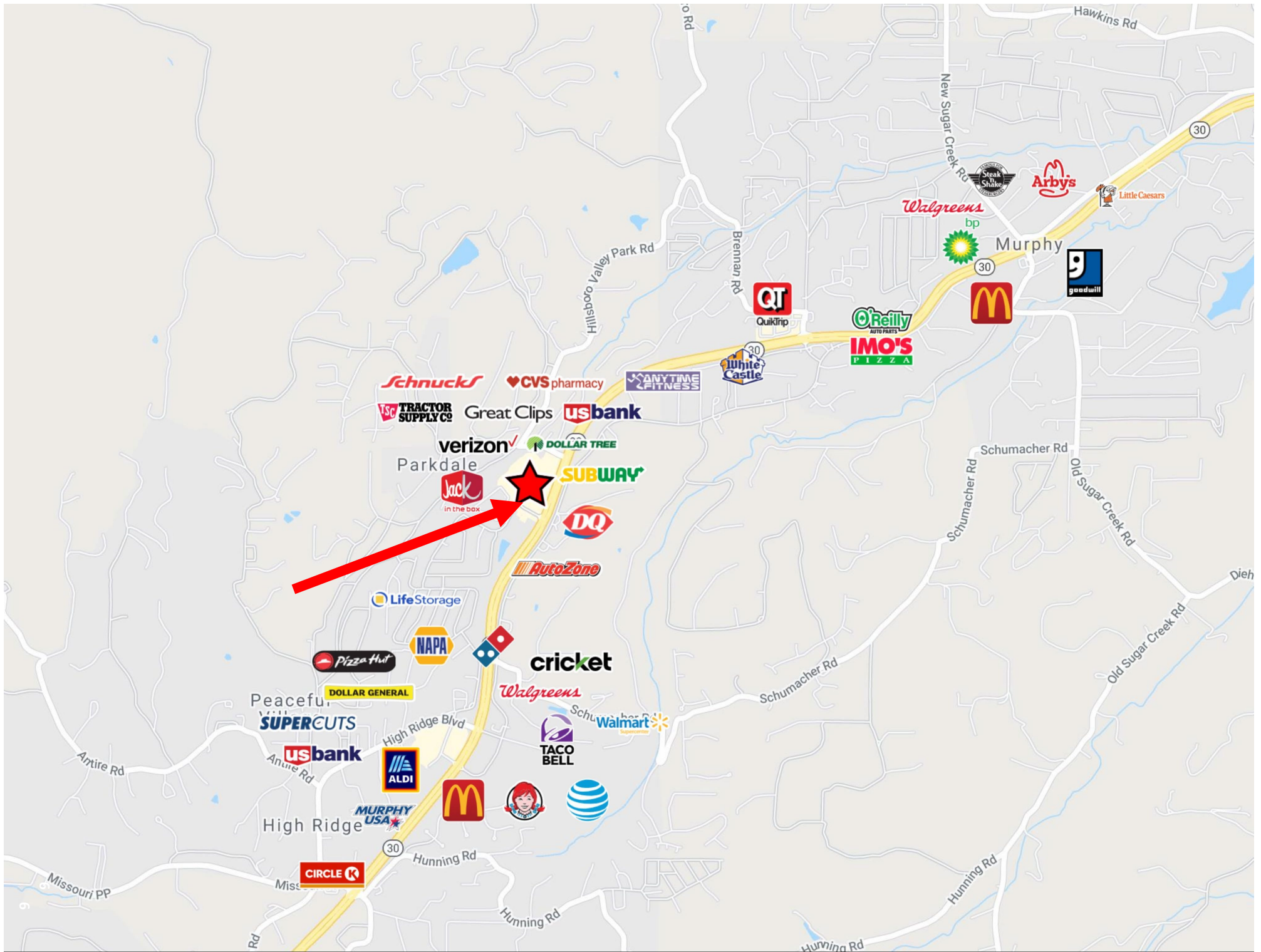
High Housing Density – 29,000 Units within 5 miles

Residential

Condo Complex
– 18 Buildings

36,500 CPD





DEMOGRAPHICS

20 Dillon Plaza Dr High Ridge, MO 63049		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2020 Estimated Population	6,461	27,193	72,147	359,574
	2025 Projected Population	6,488	27,215	72,046	356,295
	2010 Census Population	6,350	26,037	70,661	352,929
	2000 Census Population	5,373	24,478	65,888	336,411
	Projected Annual Growth 2020 to 2025	-	-	-	-0.2%
	Historical Annual Growth 2000 to 2020	1.0%	0.6%	0.5%	0.3%
2020 Median Age	38.7	39.2	39.0	41.1	
HOUSEHOLDS	2020 Estimated Households	2,602	10,616	27,989	143,647
	2025 Projected Households	2,673	10,858	28,524	144,660
	2010 Census Households	2,451	9,795	26,444	136,930
	2000 Census Households	2,012	8,742	23,833	125,881
	Projected Annual Growth 2020 to 2025	0.5%	0.5%	0.4%	0.1%
	Historical Annual Growth 2000 to 2020	1.5%	1.1%	0.9%	0.7%
RACE AND ETHNICITY	2020 Estimated White	94.5%	93.5%	92.9%	89.0%
	2020 Estimated Black or African American	1.2%	1.7%	1.8%	3.9%
	2020 Estimated Asian or Pacific Islander	1.2%	1.9%	2.4%	4.2%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%	0.2%
	2020 Estimated Other Races	2.6%	2.6%	2.6%	2.7%
	2020 Estimated Hispanic	2.8%	2.5%	2.6%	2.9%
INCOME	2020 Estimated Average Household Income	\$84,641	\$93,655	\$96,587	\$115,561
	2020 Estimated Median Household Income	\$76,582	\$81,111	\$81,365	\$90,847
	2020 Estimated Per Capita Income	\$34,151	\$36,585	\$37,506	\$46,251
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.8%	1.9%	1.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.3%	6.0%	6.5%	4.2%
	2020 Estimated High School Graduate	32.4%	30.2%	27.5%	21.8%
	2020 Estimated Some College	23.1%	24.4%	23.7%	20.1%
	2020 Estimated Associates Degree Only	12.2%	10.8%	10.5%	8.5%
	2020 Estimated Bachelors Degree Only	15.9%	18.7%	20.5%	26.7%
	2020 Estimated Graduate Degree	7.3%	8.0%	9.4%	17.0%
BUSINESS	2020 Estimated Total Businesses	144	603	1,572	12,166
	2020 Estimated Total Employees	1,100	5,628	15,674	154,205
	2020 Estimated Employee Population per Business	7.6	9.3	10.0	12.7
	2020 Estimated Residential Population per Business	44.8	45.1	45.9	29.6



CONTACT

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