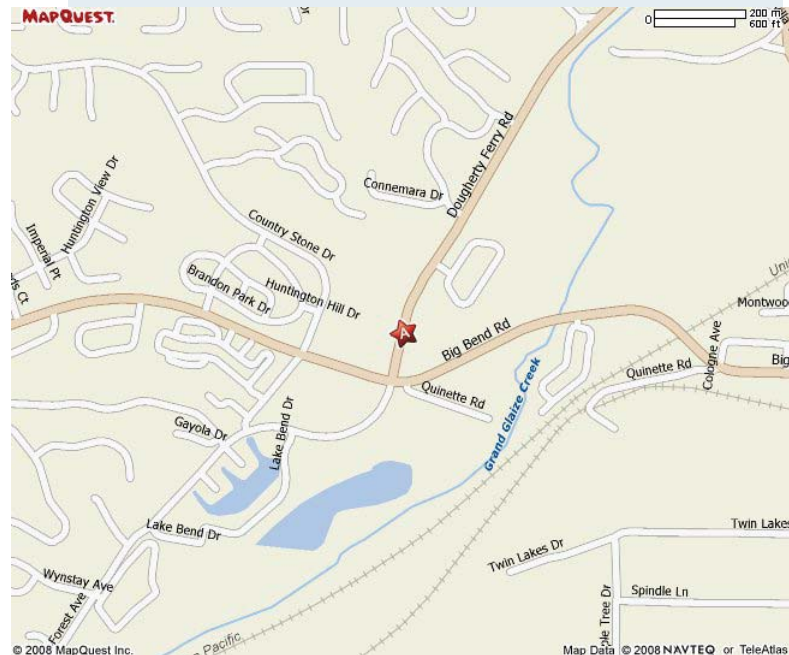




## The Landings Shopping Center Dougherty Ferry & Big Bend

**Space Available:** 1,404 sf  
**Building Size:** 24,448 sf  
**Traffic Count:** Dougherty Ferry-  
Eastbound- 14,561  
Westbound- 14,945  
Big Bend- 12,644  
**# of Stories** One (1)  
**Year Built:** 2006  
**Frontage:** 312'/Dougherty Ferry  
**Municipality:** Valley Park  
**Lease Rate:** \$17.50/sf NNN  
NNN= \$5.20/sf

Join Starbucks, 20/20 Vision, The Tan Co.  
JJ Twigs & Sprint!



**DIRECTIONS:** I-270 to west on Dougherty Ferry to property on right.

**Patricia McKelvey**

[pmckelvey@mckelveyproperties.com](mailto:pmckelvey@mckelveyproperties.com)

636-448-1294

2154 Bluestone Drive,  
St. Charles, Missouri 63303  
636-669-9111 / office  
636-669-9117 / fax



**MCKELVEY PROPERTIES**  
building relationships . creating wealth  
[www.mckelveyproperties.com](http://www.mckelveyproperties.com)

# DEMOGRAPHICS

Missouri Plaza- Telegraph Rd  
St. Louis, MO 63129






## the Landings

Latitude: 38.567214  
Longitude: -90.476176

Big Bend Rd and Dougher  
Saint Louis, MO 63122  
Radius: 1.0 mile

Big Bend Rd and Dougher  
Saint Louis, MO 63122  
Radius: 3.0 mile

Big Bend Rd and Dougher  
Saint Louis, MO 63122  
Radius: 5.0 mile

	2000 Total Population	8,035	57,601	156,728
	2000 Group Quarters	144	177	2,074
	2008 Total Population	8,887	58,603	157,697
	2013 Total Population	9,002	58,409	157,127
	2008 - 2013 Annual Rate	0.26%	-0.07%	-0.07%
	2000 Households	3,364	22,329	59,784
	2000 Average Household Size	2.35	2.57	2.59
	2008 Households	3,873	23,375	61,622
	2008 Average Household Size	2.26	2.5	2.53
	2013 Households	3,966	23,512	61,906
	2013 Average Household Size	2.23	2.48	2.5
	2008 - 2013 Annual Rate	0.48%	0.12%	0.09%
	2000 Families	2,129	15,798	43,482
	2000 Average Family Size	2.97	3.1	3.08
	2008 Families	2,268	15,852	43,168
	2008 Average Family Size	2.99	3.09	3.09
	2013 Families	2,241	15,555	42,402
	2013 Average Family Size	3.01	3.11	3.1
	2008 - 2013 Annual Rate	-0.24%	-0.38%	-0.36%
	<b>2000 Housing Units</b>	3,532	23,085	61,726
	Owner Occupied Housing Units	64.1%	77.4%	80.2%
	Renter Occupied Housing Units	31.1%	19.3%	16.8%
	Vacant Housing Units	4.8%	3.3%	3.1%
	<b>2008 Housing Units</b>	4,124	24,488	64,417
	Owner Occupied Housing Units	59.5%	75.2%	78.1%
	Renter Occupied Housing Units	34.4%	20.3%	17.6%
	Vacant Housing Units	6.1%	4.5%	4.3%
	<b>2013 Housing Units</b>	4,274	24,871	65,285
	Owner Occupied Housing Units	56.6%	73.5%	76.6%
	Renter Occupied Housing Units	36.2%	21.0%	18.2%
	Vacant Housing Units	7.2%	5.5%	5.2%
	<b>Median Household Income</b>			
	2000	\$59,477	\$63,640	\$65,083
	2008	\$68,940	\$79,897	\$82,931
	2013	\$75,052	\$89,634	\$94,449
	<b>Median Home Value</b>			
	2000	\$159,825	\$151,725	\$156,165
	2008	\$214,276	\$205,041	\$211,829
	2013	\$234,544	\$224,429	\$230,754
	<b>Per Capita Income</b>			
	2000	\$28,387	\$30,751	\$33,248
	2008	\$36,302	\$40,739	\$43,955
	2013	\$42,326	\$48,328	\$52,994
	<b>Median Age</b>			
	2000	34.3	36.5	38.3
	2008	35.6	38.7	40.8
	2013	36.6	39.4	41.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.