

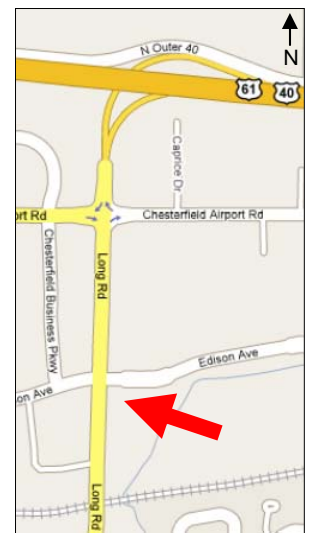


Edison Crossing Retail Center
SE Corner of Edison Blvd. & Long Road
Chesterfield Valley · Missouri · 63005

PRE-LEASING:

- Anchor Tenant: Robust Wine Bar
- Bay sizes from 1200 SF
- Drive-through on east end cap
- M&I Bank to be built on hard corner
- Long Road is now five lanes
- Monarch Chesterfield Levee Trail parking lot adjacent to building (walking, biking, etc.)
- Long Road/Hwy 40 Interchange eventually to be upgraded to full diamond interchange

Price: \$22.00 - \$28.00 per SF NNN



For more information, please contact:

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Holthaus Realty & Development, Inc.
18102A Chesterfield Airport Road
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FOR LEASE



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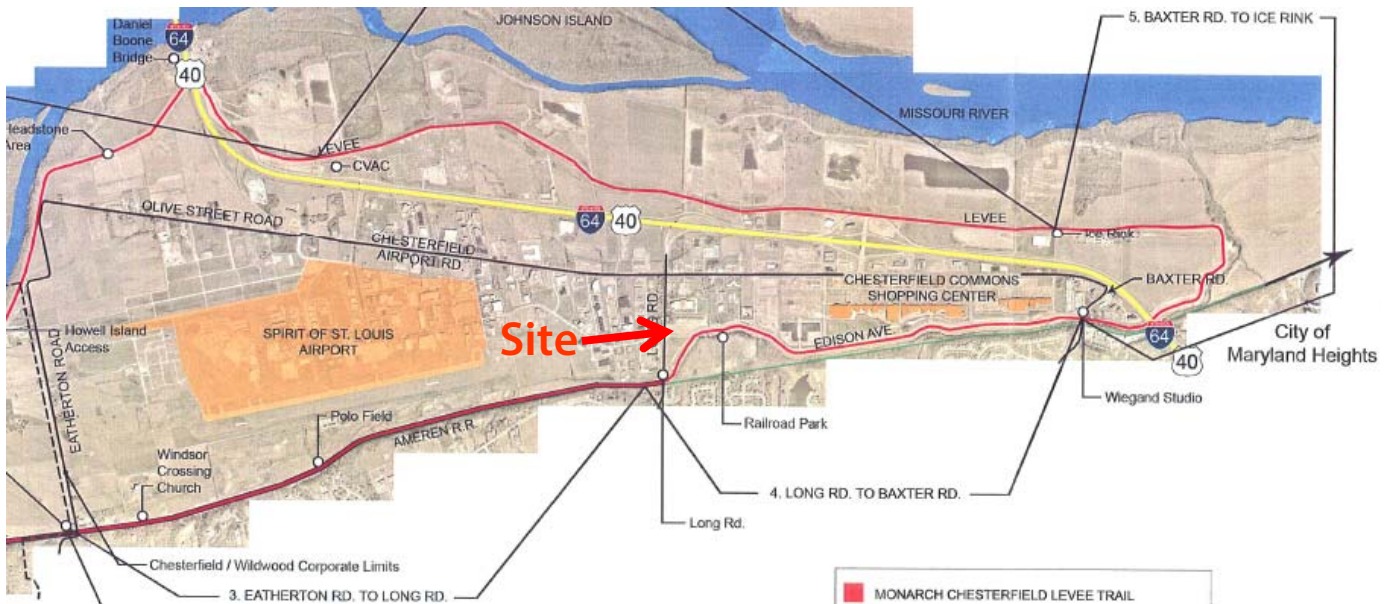
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The information herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker made no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



Long Road widening plan · St. Louis County Highway & Traffic · Under Construction Now



Monarch Chesterfield Levee Trail System · Long Rd. to Baxter was paved in Nov. 08

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Site Layout



HOLTHAUS
REALTY & DEVELOPMENT

EDISON CROSSING
Chesterfield, Missouri

February 18, 2009
the
clayton
engineering
company, inc.

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