



FOR LEASE

500 NW Plaza Drive · St. Ann MO · 63074





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PROPERTY HIGHLIGHTS

- Two high-visibility endcap suites: 1,200 SF and 1,750 SF
- Exceptional exposure to heavy traffic along Lindbergh Blvd and St. Charles Rock Rd
- Ample parking with a strong 5.88 spaces per 1,000 SF ratio
- Situated in a thriving 100,000 SF retail hub surrounded by 850,000 SF of on-site office space, driving steady daily foot traffic
- Anchored by powerhouse brands and institutions including Menard's, Edge Fitness, Bob's Discount Furniture, Value City Furniture, Ruler Foods, Charter Spectrum, Spirit Church, and St. Louis County government offices—ensuring built-in visibility and customer flow

FOR LEASE: Contact Broker for Pricing





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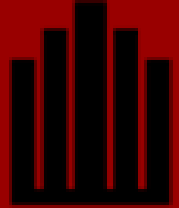




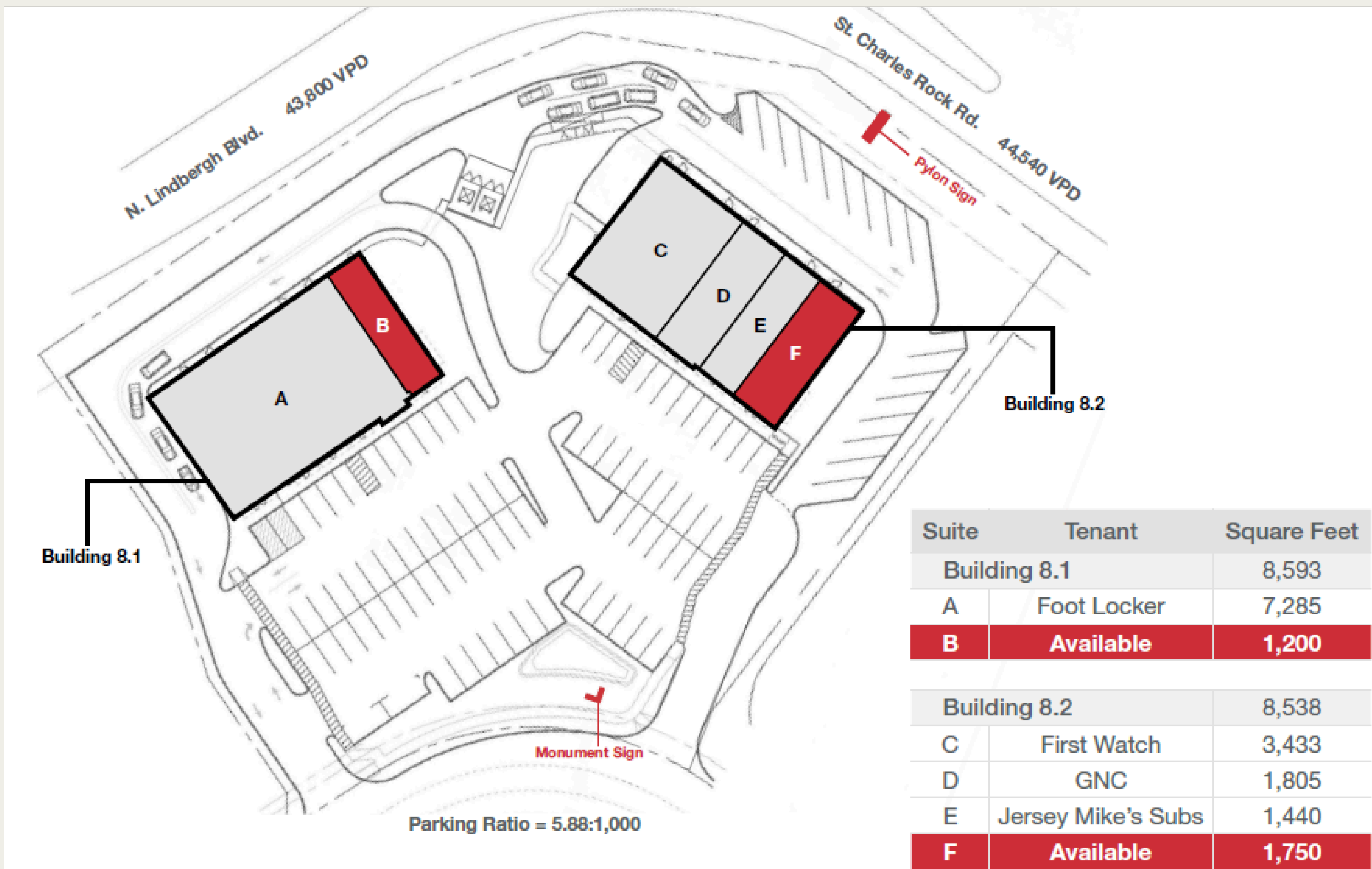
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OVERALL SITE PLAN





SITE PLAN





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2024 DEMOGRAPHICS



Population

| 176,934



Daytime Population

| 221,348



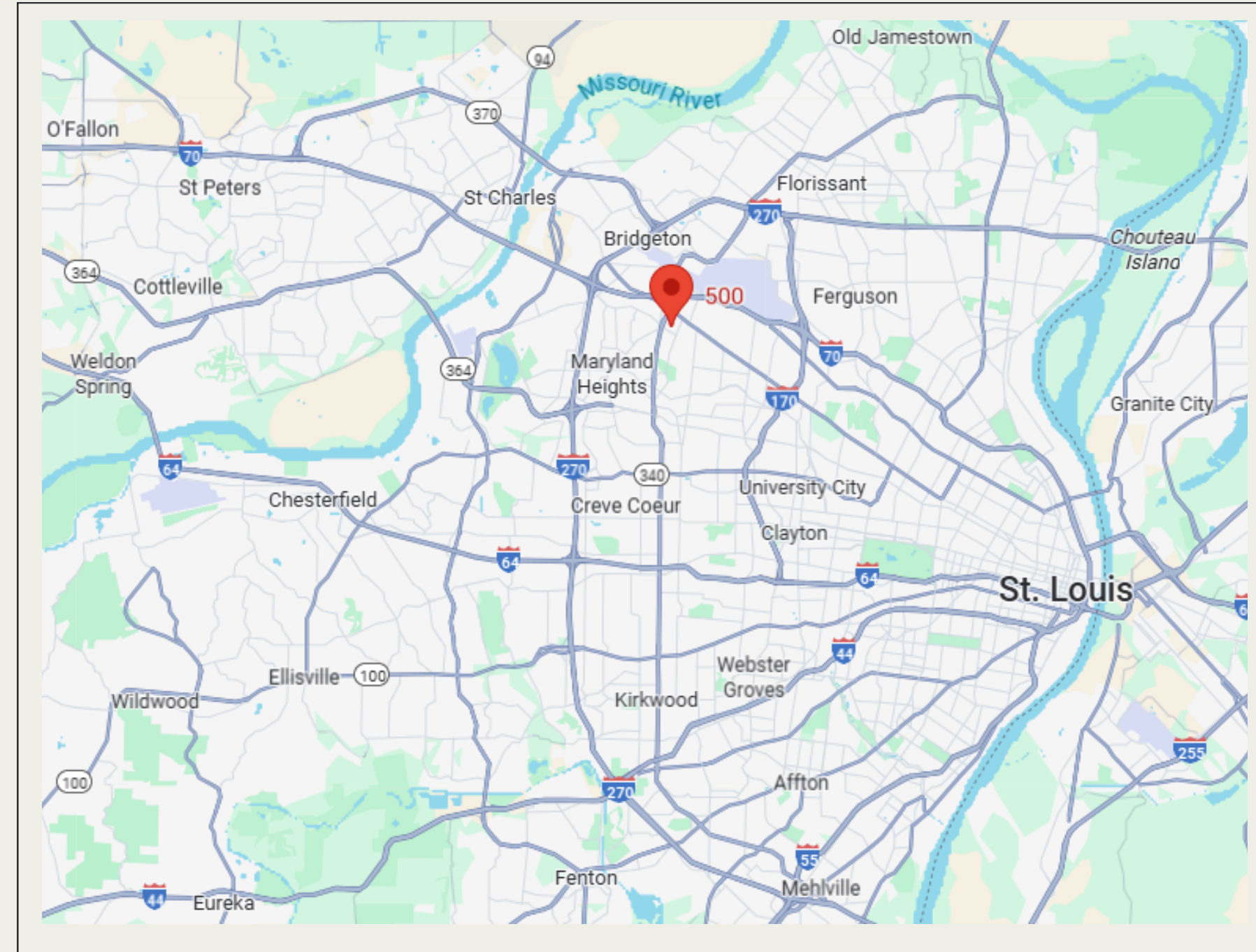
Median Household Income

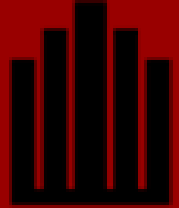
| \$97,114



Households

| 76,262





PROFILE: ST. ANN, MO



Location **Growth & Accessibility**

- Northwest suburb of St. Louis, conveniently positioned close to Lambert-St. Louis International Airport.
- Its central suburban setting offers easy driving access to Clayton, Downtown St. Louis, WestPort, and St. Charles, with typical commutes averaging about 19 minutes.

Demographics **Family-Friendly and Connected**

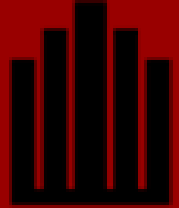
- St. Ann is a vibrant, diverse suburb. Family-friendly and well-connected. The community remains active, while median household income and property values show affordability and lifestyle.

Business Friendly **Momentum & Development**

- Formerly home to Northwest Plaza, the area has been redeveloped into The Crossings: a modern mixed-use retail and office complex.
- Anchors at the Crossings include a Menards, Charter Communications, employing over 1,000 people; and Save-a-Lot, which has established its corporate headquarters there.

Community **Close-Knit and Safe**

- Close-knit and well-situated: St. Ann spans just over 3 square miles and is nestled in northwest St. Louis County, making it a compact suburban gem.
- Convenient commuting: Just a quick drive from Interstate 70 and Lambert-St. Louis International Airport, with downtown St. Louis about 16 miles southeast.



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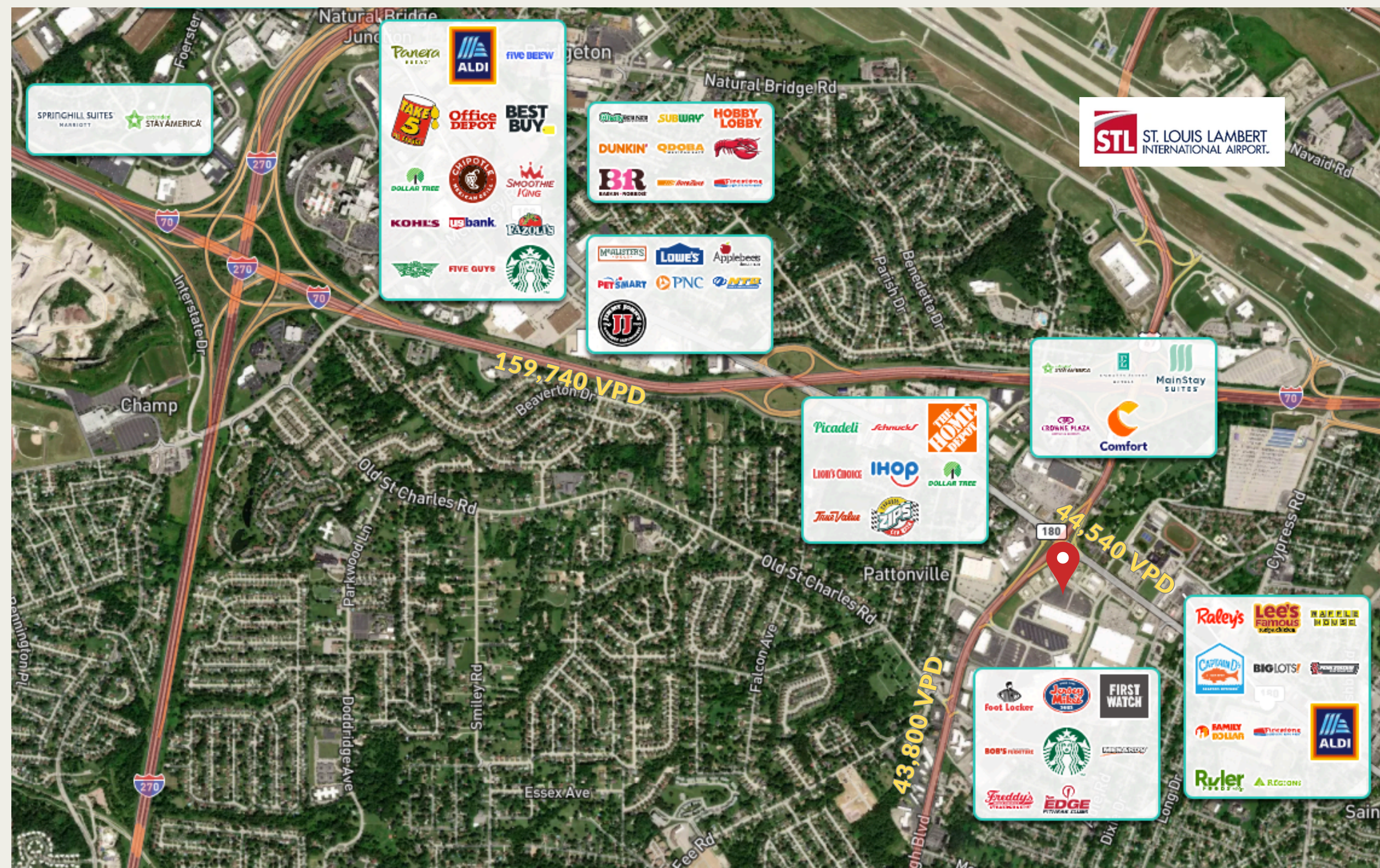
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