



# GATEWAY TRADEPORT

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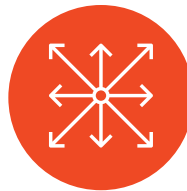
## RETAIL DEVELOPMENT

16 Acres of Retail Land Available

Gateway TradePort is a  $\pm 7,500,000$  SF,  $\pm 600$  acre, master planned industrial park, providing unmatched incentives, interstate access and labor supply.

Located in Metro St. Louis, the retail development at Gateway TradePort delivers the right combination of **excellent demographics, convenience** and **daytime activity**.

I-270 & I-255 @ Highway 111 | Pontoon Beach, IL 62040  
(Metro St. Louis)



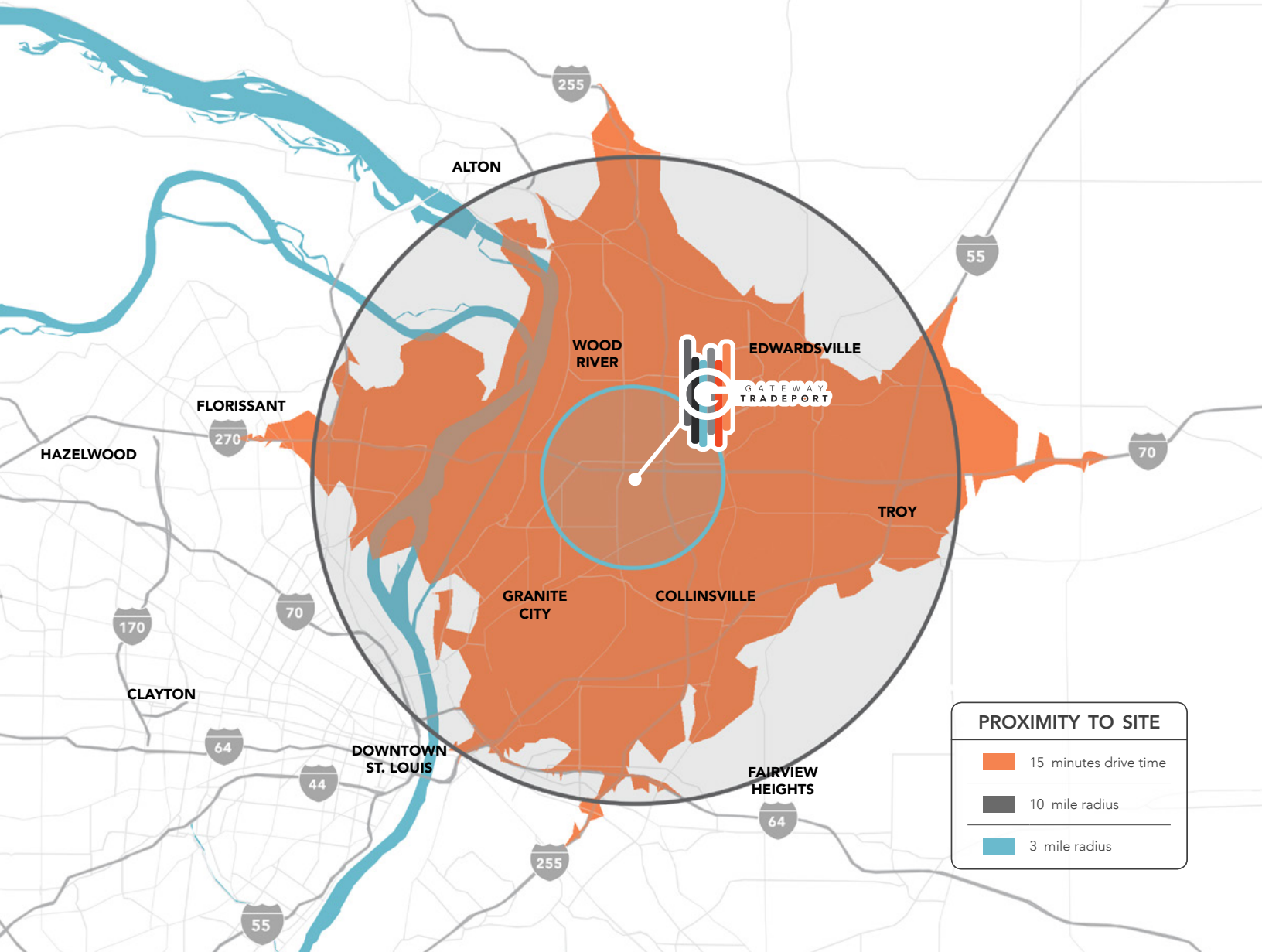
$\pm 600$  ACRES  
 $\pm 7.5$  MILLION  
SF PLANNED



TIF & CID  
IN PLACE



CONSTRUCTION  
UNDERWAY ON  
INDUSTRIAL  
BUILDINGS



**PROXIMITY TO SITE**

- 15 minutes drive time
- 10 mile radius
- 3 mile radius

# DEMOGRAPHICS

Adding to the already strong residential and daytime populations, Gateway TradePort is expected to bring in an additional **5,000+ employees** to the area when completed.

	Population	Average Household Income	Households
<b>3</b> Mile Radius	<b>20,190</b>	<b>\$68,466</b>	<b>8,235</b>
<b>5</b> Mile Radius	<b>48,355</b>	<b>\$71,055</b>	<b>19,399</b>



# POSITIONED FOR CONVENIENCE

Strategically located to provide better access to interstates and labor, Gateway TradePort has immediate access to I-270 and I-255 and is within minutes of interstates I-55, I-70 and I-64.

Access to labor is equally strong. The surrounding communities supply one of the largest labor pools in St. Louis Metro, capable of supporting large distribution and warehouse operations.



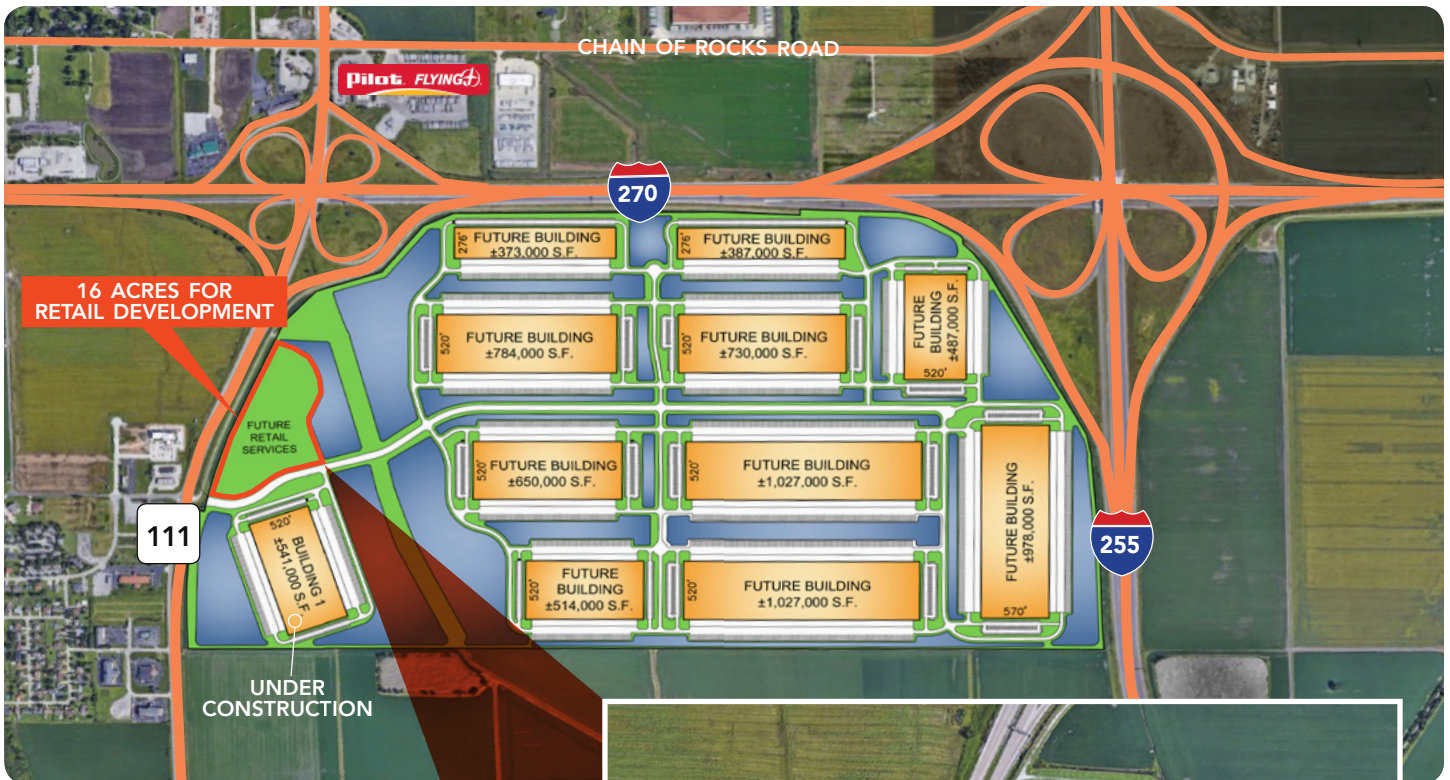
**31,876**

**DAYTIME POPULATION**  
within a 10 minute drive



**108,300**

**COMBINED VEHICLES PER DAY**  
on I-270, I-255 and Highway 111





# DAYTIME ACTIVITY

Gateway TradePort is located just south of several other large industrial developments with tenants including **Amazon, Dial, Procter & Gamble, Save-A-Lot,** and **World Wide Technology.**

The retail development at Gateway TradePort provides an opportunity to bring much needed retail services and amenities to the employees and residents in this area. This location would be a perfect fit for additional fast food lunch options as well as gas stations equipped to handle semi truck traffic.

## AREA INDUSTRIAL PARKS STATS

<b>Existing Industrial Buildings</b>	±15,871,937
<b>Under Construction/Proposed</b>	±13,948,987
<b>Daytime Population (3 mile radius)</b>	16,545

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GATEWAY  
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SCOUT  
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