



### HIGHLIGHTS

- Connected to UMSL Campus and Express Scripts Campus
- Just south of I-70 from NorthPark Development with 5.5 million square feet of commercial space including Vatterott College

### CENTRAL LOCATION

- Just minutes to Lambert Airport (2 miles)
- 9 minutes to Earth City (8 miles)
- 10 minutes to Clayton's Central Business District (7 miles)
- 10 minutes to Westport (8 miles)
- 15 minutes to Downtown Central Business District (10 miles)

**1-70 VISIBILITY**  
**I-70 - 131,452 VPD**  
**North Hanley - 15,950 VPD**

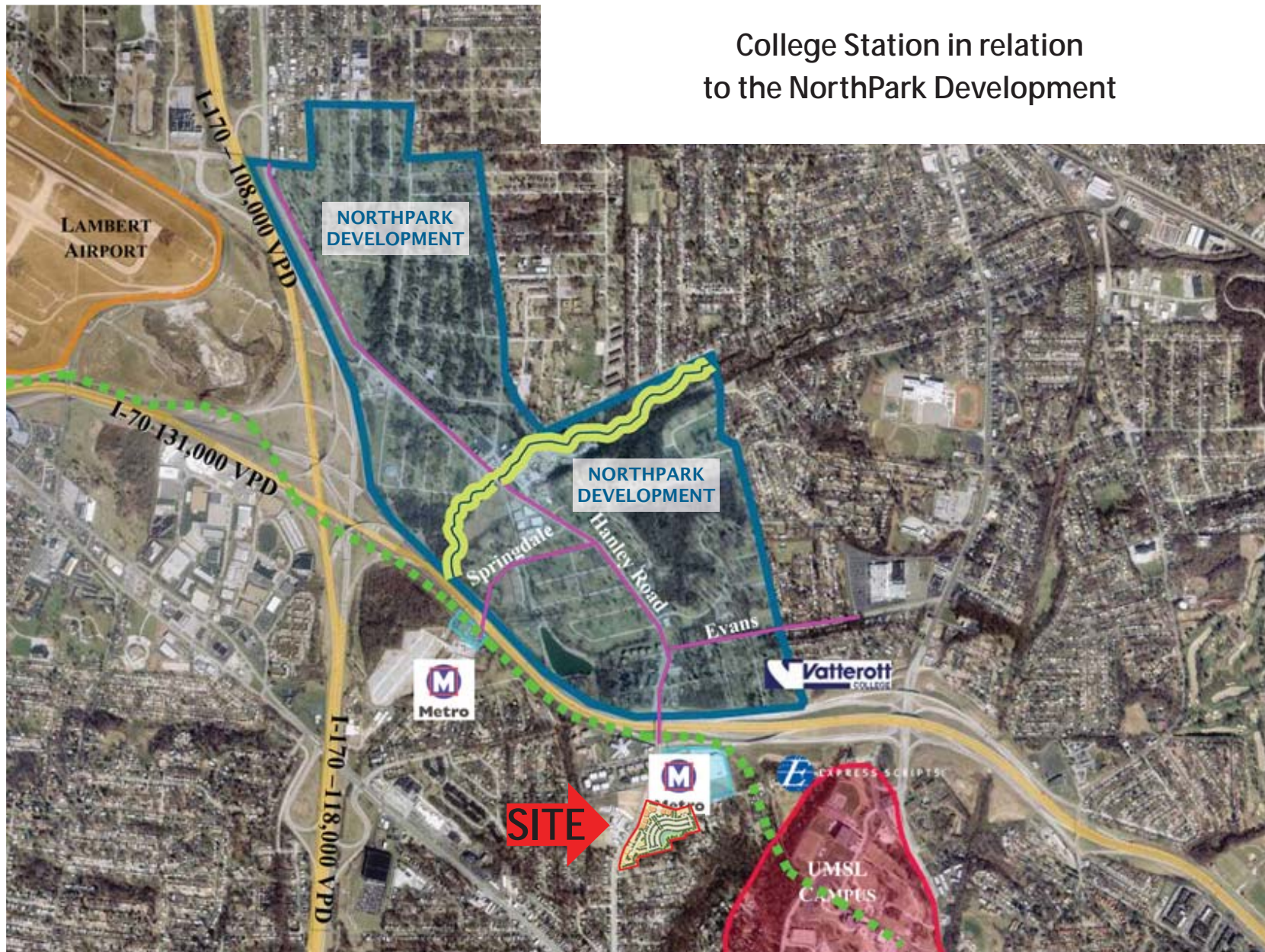
	1 - mile	3 - mile	7 minute drive time
Est. Pop.	8,102	99,526	124,976
Med. Age	30	34.3	33.7
Day Pop	7,528	82,176	115,260

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### College Station in relation to the NorthPark Development



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- A. Commercial Site - 52,000 GSF
- B. Commercial Site - 42,000 GSF
- C. 495 Parking Spaces
- D. Hotel/Mid-Rise Office Site
- E. Residential Site
- F. Parking Deck

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