BACELINE GROUP

LOCATION.
commercial real estate

VOGEL ROAD CENTER

3860 VOGEL ROAD

ARNOLD, MO

360° VIRTUAL TOUR

VOGEL ROAD CENTER

NEIGHBORHOOD VIBE

ALEX APTER
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Alex@LocationCRE.com

JOE LODES
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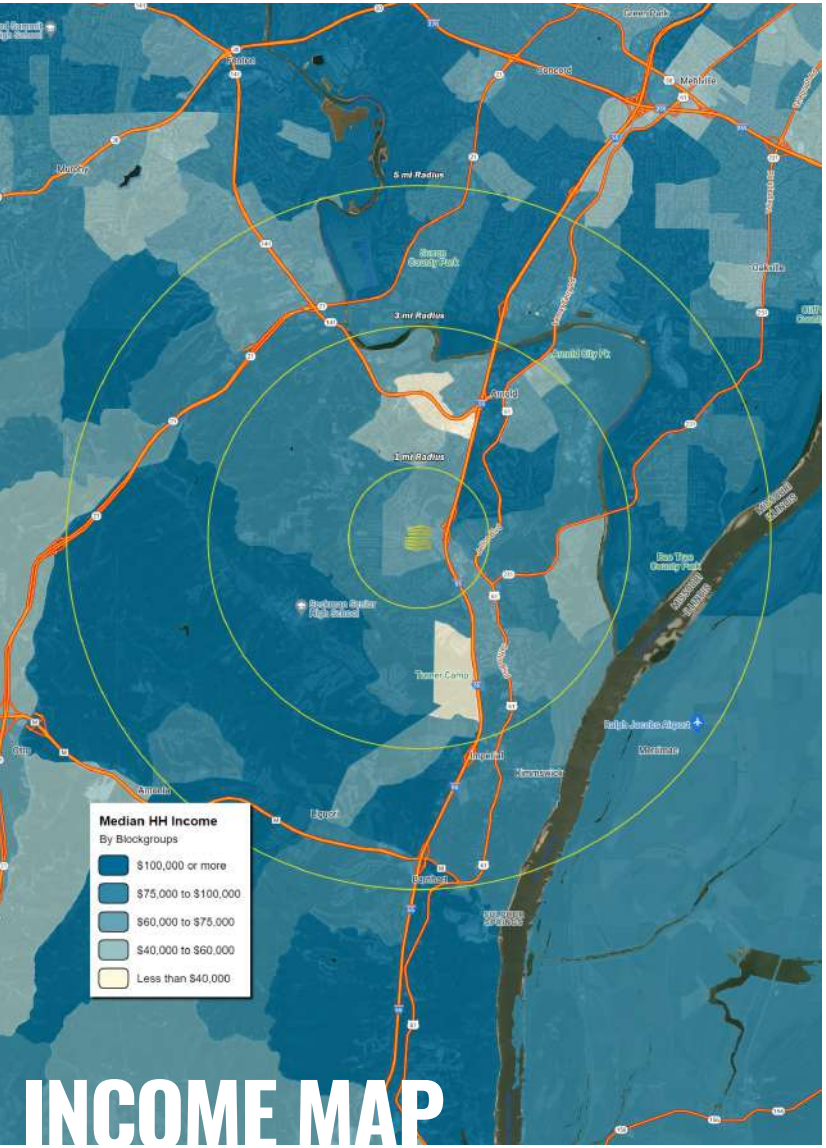

INCOME MAP

TRADE AREA OVERVIEW

Arnold is a city located in Jefferson County, Missouri, situated along I-55 at the confluence of the Meramec and Mississippi Rivers. It isapproximately 20 miles southwest of downtown St. Louis, and the largest city in Jefferson County known for its friendly community, beautiful parks, and excellent schools.

Arnold has a rich history, with evidence of human occupation dating back over 10,000 years. European settlement began in the early 1800s, and the city was incorporated in 1972. Today, Arnold is a thriving community with a strong economy, numerous shopping and dining options, and easy access to outdoor recreation opportunities.

One of Arnold's most popular attractions is the Arnold Recreation Center, which features a state-of-the-art fitness center, indoor and outdoor pools, an ice rink, and a variety of recreational programs and classes. The city is also home to a number of beautiful parks and trails, including Arnold City Park, Ferd B. Lang Park, and the Meramec Greenway Trail.

Arnold is served by the Fox C-6 School District, which includes six elementary schools, two middle schools, and one high school. The district is known for its high academic standards and commitment to student success. In addition to public schools, Arnold is also home to several private schools, including Lutheran High School South and St. John's Lutheran School.

Jefferson College-Arnold is an expansion campus of Jefferson College's main campus in nearby Hillsboro, Missouri. The 40,000 square foot campus opened in 2007 and is a two-year college offering Associate Degrees.

DEMOGRAPHICS

	1 mile	*3 miles*	*5 miles*
POPULATION	11,028	47,993	95,696
HOUSEHOLDS	4,360	19,035	37,726
EMPLOYEES	3,730	14,128	21,393
MED HH INCOME	$87,769	$87,784	$95,404

AREA RETAIL | RESTAURANTS

Target · Schnucks · Menard's · The Home Depot · Save A Lot · H&R Block · Great Clips · Goodcents Deli Fresh Subs

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SITE PLAN + DETAILS

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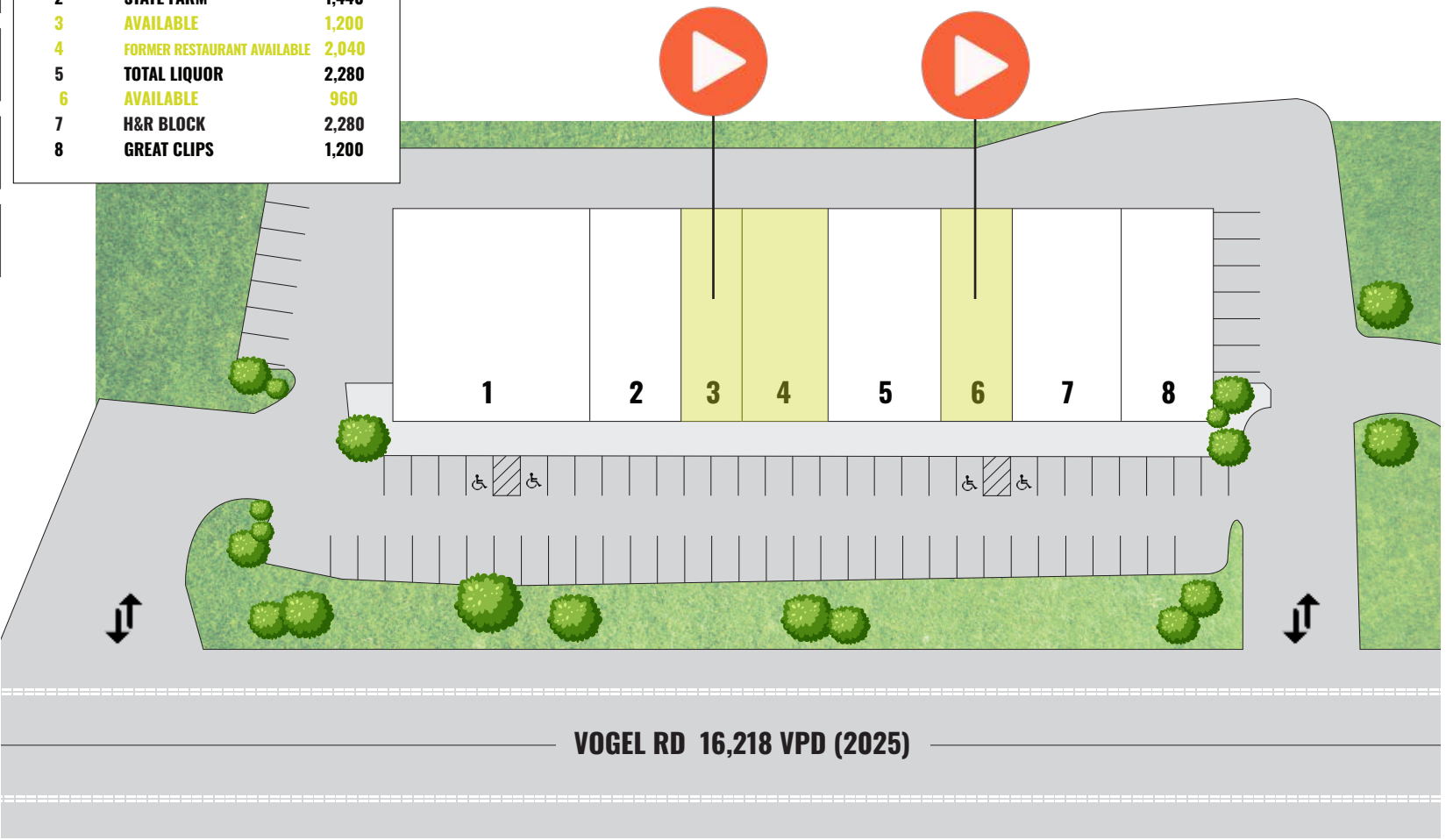
SUITE	TENANT	SF
1	ADVANCED TRAINING & REHAB	3,000
2	STATE FARM	1,440
3	AVAILABLE	1,200
4	FORMER RESTAURANT AVAILABLE	2,040
5	TOTAL LIQUOR	2,280
6	AVAILABLE	960
7	H&R BLOCK	2,280
8	GREAT CLIPS	1,200



- 2,040 SF FORMER RESTAURANT AVAILABLE
- 960 SF AND 1,200 SF AVAILABLE FOR LEASE
- BECOME PART OF A THRIVING BUSINESS COMMUNITY ALONGSIDE DISTINGUISHED NAMES SUCH AS ADVANCED TRAINING AND REHAB, STATE FARM, AND H&R BLOCK LOCATED IN JEFFERSON COUNTY.
- STRATEGIC RETAIL POSITIONING NESTLED ACROSS THE STREET FROM RETAILERS INCLUDING TARGET (1.5M ANNUAL VISITS) AND HOME DEPOT (536.3K ANNUAL VISITS) ON VOGEL ROAD *VISIT DATA PROVIDED BY PLACER.AI
- PLEASE CONTACT BROKERS FOR PRICING DETAILS AND LEASING OPTIONS

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PHOTOS

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MARKET AERIAL

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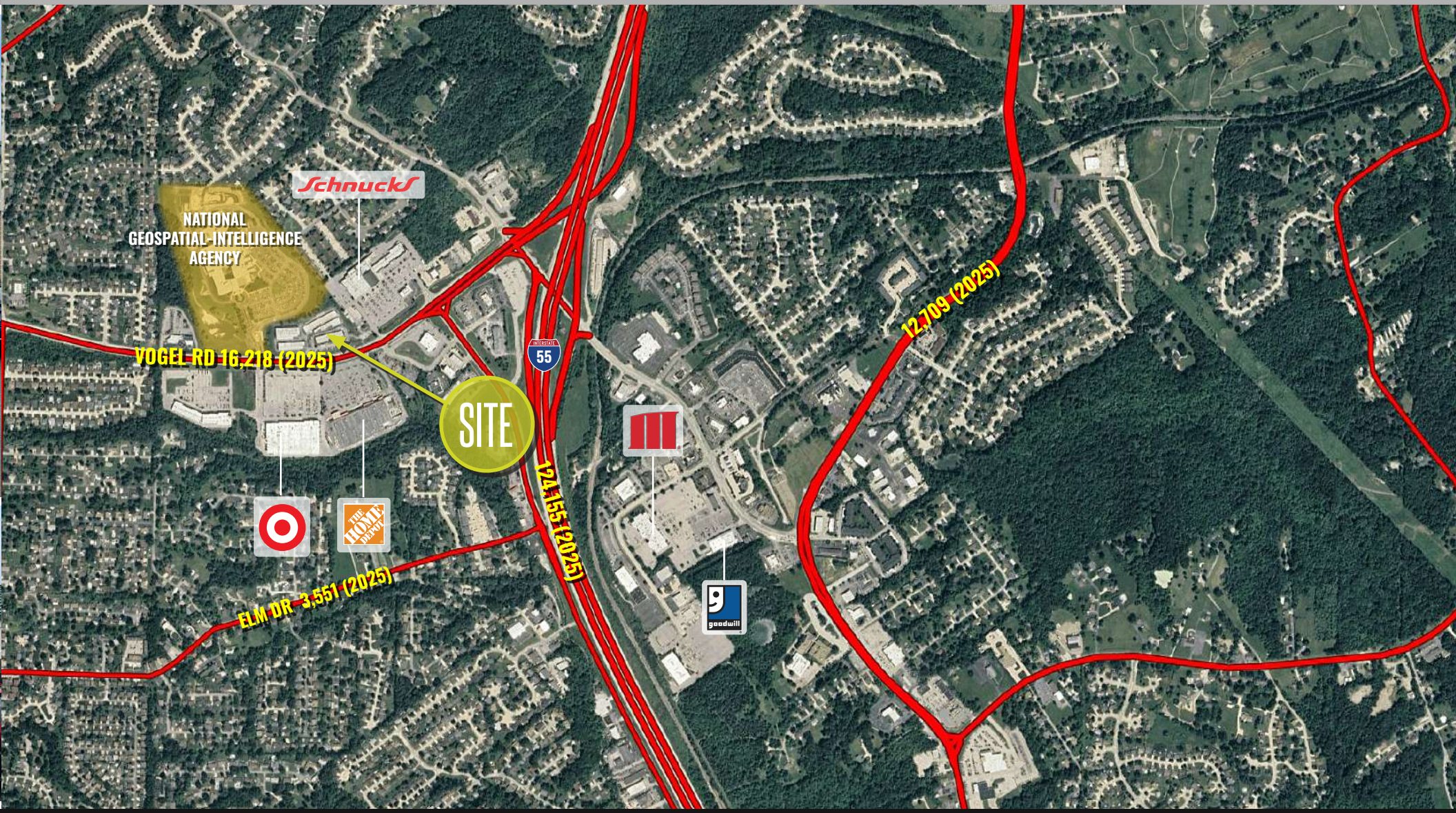

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BACELINE **LEASING**

NEIGHBORHOOD SHOPPING CENTERS CREATING COMMUNITY VALUE

At Baceline Group, we invest in communities by acquiring and managing Neighborhood Shopping Centers. These centers are home to the businesses we rely on most in our day-to-day lives. By focusing solely on this niche property type and leveraging our comprehensive management approach, we maximize value for investors, tenants, and communities alike.

Since Baceline's inception in 2003, our mission has been to unlock value in this overlooked asset class. Through the Great Recession and COVID-19, Neighborhood Shopping Centers have proven their resiliency and stability time and time again. Our tenant base is the lifeblood of our property operations and a critical component of our firm's success. As an owner of Neighborhood Shopping Centers, we have a unique opportunity to invest in programs and initiatives that make a meaningful impact on our tenants' businesses and the communities in which they serve.

BACELINE **ADVANTAGE**

Baceline tenants receive access to exclusive, top-of-the-line business resources, convenient tools to automate their businesses, and a dedicated team to support them every step of the way.

TENANT PORTAL

Make Payments Online
Review Charge Schedule
Document & Forms Library

SMALL BUSINESS HUB

Digital Marketing Resources
Small Business Tools & Guides
Industry Best Practices

DEDICATED TEAM

Regional Team Model
Routine Property Visits
Mentor Match Program

CONSTRUCTION MANAGEMENT

IN-HOUSE PROPERTY MANAGEMENT

SUSTAINABILITY TIPS

COMMUNITY OUTREACH

EVENT SUPPORT

OUR **APPROACH**

Baceline takes a strategic, hands-on approach to assure the health and viability of our Neighborhood Shopping Centers. Our Leasing Team operates from deep industry experience and thoughtfully assembles a synergistic mix of businesses to enhance the shopping experience for patrons, drive foot traffic to our centers, and ultimately maximize value to our tenants.

Our portfolio of Neighborhood Shopping Centers is divided into six regions. Every region and property are assigned a Regional Property Manager, Associate Property Manager, Leasing Portfolio Manager, Lease Transaction Manager, and Property Accountant. Every Baceline tenant has a dedicated team they can count on for anything that comes up in their daily operations.

Our collective goal is to provide our tenants with comprehensive support from maintenance requests, billing inquires, lease renewal/expansion, and much more!

MANANGEMENT REGIONS

- FRONTIER
- HEARTLAND
- MIDWEST
- OHIO RIVER VALLEY
- SOUTHEAST
- SOUTHWEST

OUR PORTFIOLIO AT A GLANCE

132 Properties

35 Markets

+4.6M Leasable Square Feet

+1,450 Tenants

89% Occupancy Rate

TENANTS
BY USE CATEGORY

PROPERTIES
BY LOCATION

+90% Small Businesses

84% Tenant Retention

TENANT EXPERIENCE

PROPERTY **EVENTS**

BACELINE GROUP

Baceline tenants have a unique opportunity to take advantage of their brick and mortar businesses and host meaningful events at their physical locations. We believe that dedicating resources and supporting tenant events, particularly those held in partnership with local non-profits and municipalities, advance the vibrancy of our Neighborhood Shopping Centers and surrounding communities. This has been a long-standing, core principle of Baceline's ownership philosophy and landlord mentality.

Our seasoned Property Management team is ready and equipped to provide everything Baceline tenants need to host successful events at their property.

- CELEBRATIONS
- FAIRS & FESTIVALS
- DONATION DRIVES
- ENTERTAINMENT
- COMMUNITY RESOURCE PROGRAMS

MENTOR MATCH **PROGRAM**

Baceline tenants have access to a network of over 10,000 certified mentors dedicated to serving business owners and entrepreneurs in over 1,500 communities across the country. Mentors have expertise in all sectors of business and over 25 languages spoken are offered. Tenants can be individually matched with a mentor in their area and specific industry for one-on-one advice absolutely FREE.

Business owners who have worked with a mentor reported the following statics...

55% INCREASED REVENUE

99% REMAINED IN BUSINESS

18% AVG BUSINESS GROWTH

SMALL BUSINESS **HUB**

Baceline offers a comprehensive array of curated resources in our online Small Business Hub, including templates, guides, articles, webinars, and more. Tailored to the specific needs of businesses across various industries, our goal is to provide targeted assistance and support that aligns with the unique challenges and needs of Neighborhood Shopping Center tenants.

- DIGITAL MARKETING RESOURCES
- SMALL BUSINESS STRATEGIES
- BRICK & MORTAR BUSINESSES
- EDUCATIONAL PROGRAMS & WORKSHOPS

TENANT **TESTIMONIAL**

Kevin Baker, Owner of Fitness Together

"The feedback that your team provided was amazing. I am still moved at how helpful and supportive everyone at Baceline has been. The action items for consideration provided are great and have good potential to be sound investments. Thank you again for brainstorming discussion and follow up suggestions. I feel very fortunate to have your team supporting our efforts."

FITNESS TOGETHER