



Top 10 Reasons Why Crown Square Is the Ideal Location for Your Business

1

Location, location, location



Located just north of Downtown St. Louis, Crown Square is easily accessible to the 100,000+ people who live, work or stay at hotels within a 3-mile radius of Old North St. Louis. At the heart of Old North St. Louis, Crown Square is a few blocks from Interstate 70 and is served by 2 separate bus routes & bike lanes, connecting the neighborhood to Downtown, south city, and the central corridor.

2

Proven capacity to attract customers/visitors



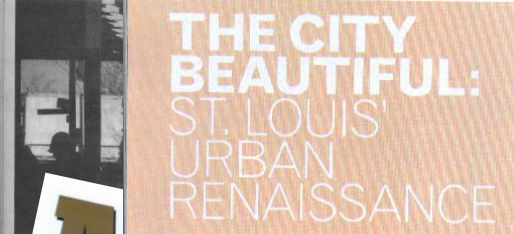
Diverse and large crowds of visitors, including tourists, seniors, young people, and Downtown office workers, already come into Old North St. Louis on a daily basis, sometimes by the busload, to visit Crown Candy Kitchen.



3

A Neighborhood in the Headlines

Old North St. Louis is developing a reputation as one of the most dynamic and exciting neighborhoods in the city.



4

A Warm, Friendly, & Welcoming Community



The Old North St. Louis neighborhood is home to a warm and friendly community of residents who embrace diversity – the perfect setting for a business that desires community support and a loyal customer base.



5 An Opportunity to Shape Your Environment

As an early anchor, **you** can help identify the coffee shop, the night club, the diner, the music store, or bike shop that you want next door – and we have commercial brokers who will do what it takes to recruit them. So, instead of just moving into an open space, early tenants will have the opportunity to create the ideal atmosphere to complement their business model.



6 Affordable Housing Opportunities for Your Employees

Old North St. Louis is home to a wide range of housing opportunities for households across the economic spectrum, from affordable apartments to market-rate new homes or recent rehabs, as well as shells waiting for the right rehabber to come along.

7 A Growing Creative Community



Old North St. Louis is already home to a number of residents who could be classified as members of the “creative class,” but recently has been attracting more and more artists and arts-friendly residents who are adding to the “cool factor” of the neighborhood. Crown Square will include a gallery at 2700 N. 14th.

8 A Community-based organization that will be ever-vigilant about community improvements

The Old North St. Louis Restoration Group is here to advocate & look out for the community. With a mission to revitalize the physical & social dimensions of the neighborhood, ONSLRG will keep working to make Old North St. Louis all it can be.

9 A walkable, bikable, & transit-friendly neighborhood

Through partnerships with Trailnet, Bike St. Louis, and Great Rivers Greenway, ONSL is rapidly becoming one of the City’s most accessible neighborhoods for those who have to or want to get by without a car.

10

...And much more to come