

FOR SALE OR LEASE

# 13,905 SF FREE STANDING BUILDING ON 1.5 AC

8000 ST. CHARLES ROCK RD, ST. LOUIS, MO 63114



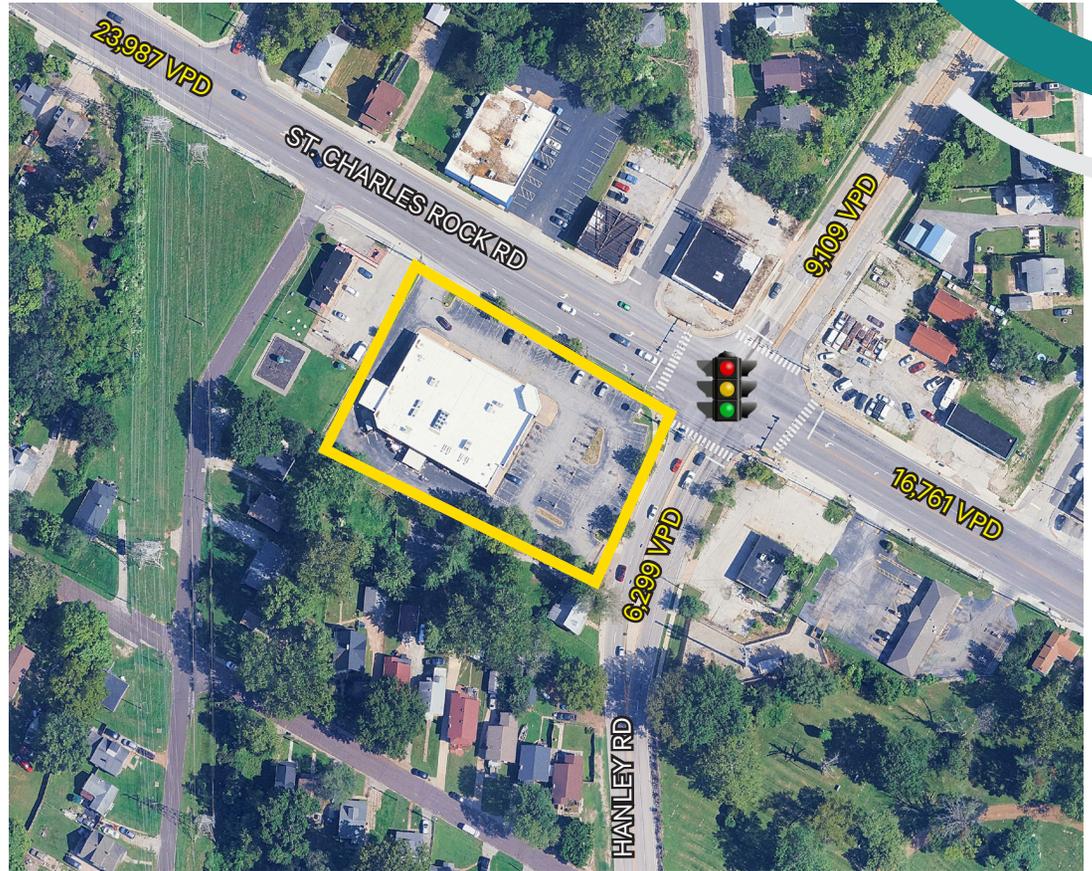
**CBRE**

## PROPERTY INFO

- Address: 8000 St. Charles Rock Road, St. Louis, MO
- 13,905 SF Freestanding building
- 1.5 Acres of land
- Signalized corner of N. Hanley Road and St. Charles Rock Road
- Access to both N. Hanley Road and St. Charles Rock Road
- Tenant still operating, please do not disturb tenant



## SITE AERIAL



### PLEASE CONTACT:

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#### DAYTIME POPULATION

6,945 - 1 mile  
86,556 - 3 miles  
300,297 - 5 miles



#### AVG. HOUSEHOLD INCOME

\$69,652 - 1 mile  
\$86,352 - 3 miles  
\$102,351 - 5 miles



#### MEDIAN HOUSEHOLD INCOME

\$54,307 - 1 mile  
\$59,072 - 3 miles  
\$60,909 - 5 miles



#### POPULATION

8,197 - 1 mile  
96,515 - 3 miles  
262,708 - 5 miles



#### HOUSEHOLDS

3,484 - 1 mile  
41,579 - 3 miles  
114,645 - 5 miles

