



Entrance Rendering

11300 Blake Drive

St. Ann, MO 63074

For Lease
Up to 17,096 SF
Retail / Showroom

Property Features

- Up to 17,096 SF available for lease, divisible
- Suitable for retail or showroom use
- Great visibility to N. Lindbergh Blvd with pylon and two-sided building signage available
- Access from a lighted intersection
- Traffic counts of 30,144 VPD on N. Lindbergh Blvd
- Located directly across from the Crossing at Northwest shopping / business center
- Ample parking
- Two dock doors
- Landlord will construct tenant storefront and entry to spec

Lease Rate:

\$8.00 / SF, NNN



For more information:

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Peter Sheahan

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Floor Plan

11300 Blake Drive
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* Landlord to deliver with ADA restroom
and storefront / entry

Aerial View

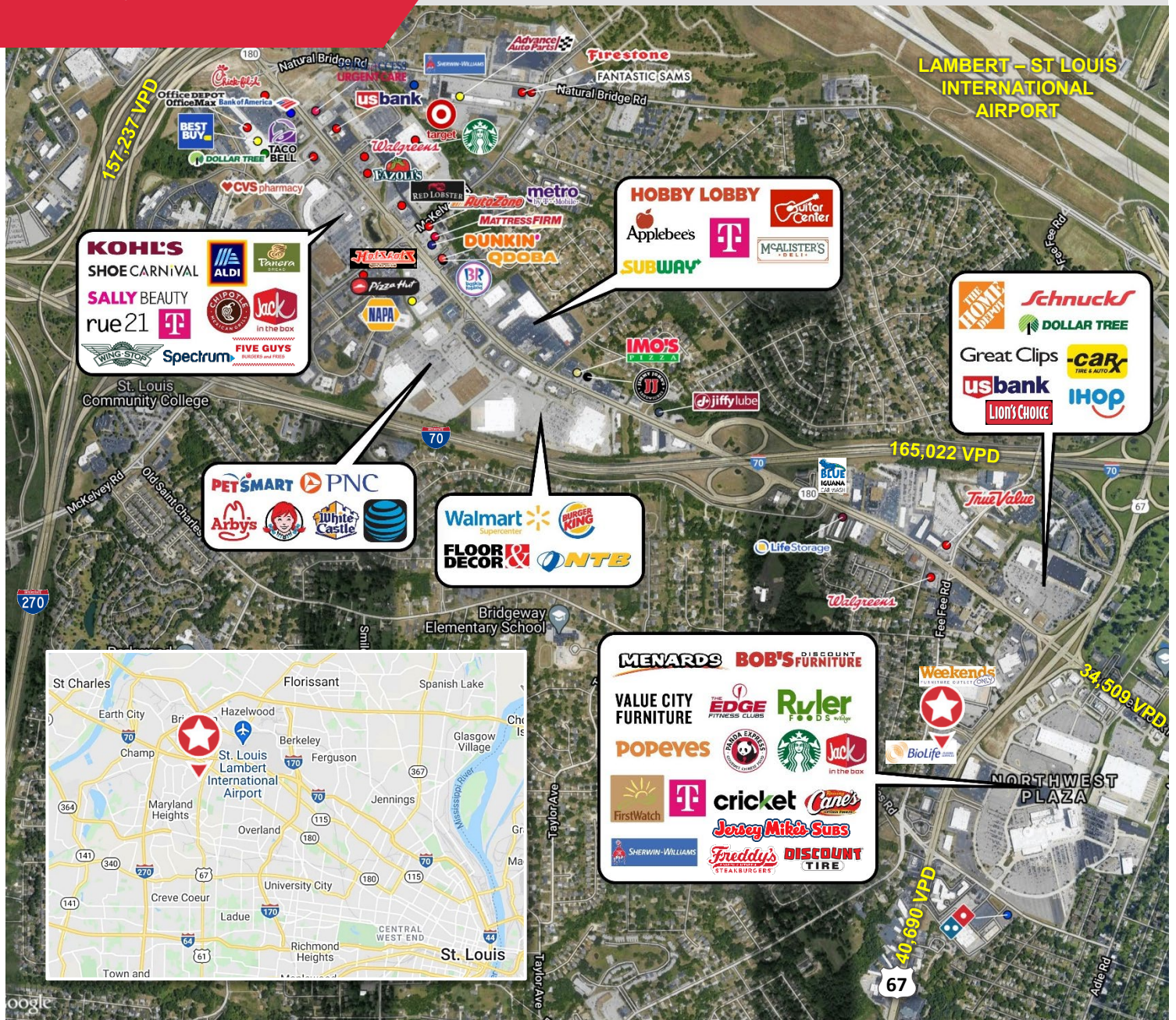
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Demographics	1 Mile	3 Miles	5 Miles
Population	9,511	62,499	168,596
Households	3,953	26,559	72,453
Daytime Pop	7,182	82,557	232,879
Avg HH Income	\$79,191	\$71,375	\$79,499
Med HH Income	\$62,869	\$59,336	\$62,741

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