



3375 MO-100

VILLA RIDGE, MO 63089

7,000 SQUARE FOOT STANDALONE BUILDING

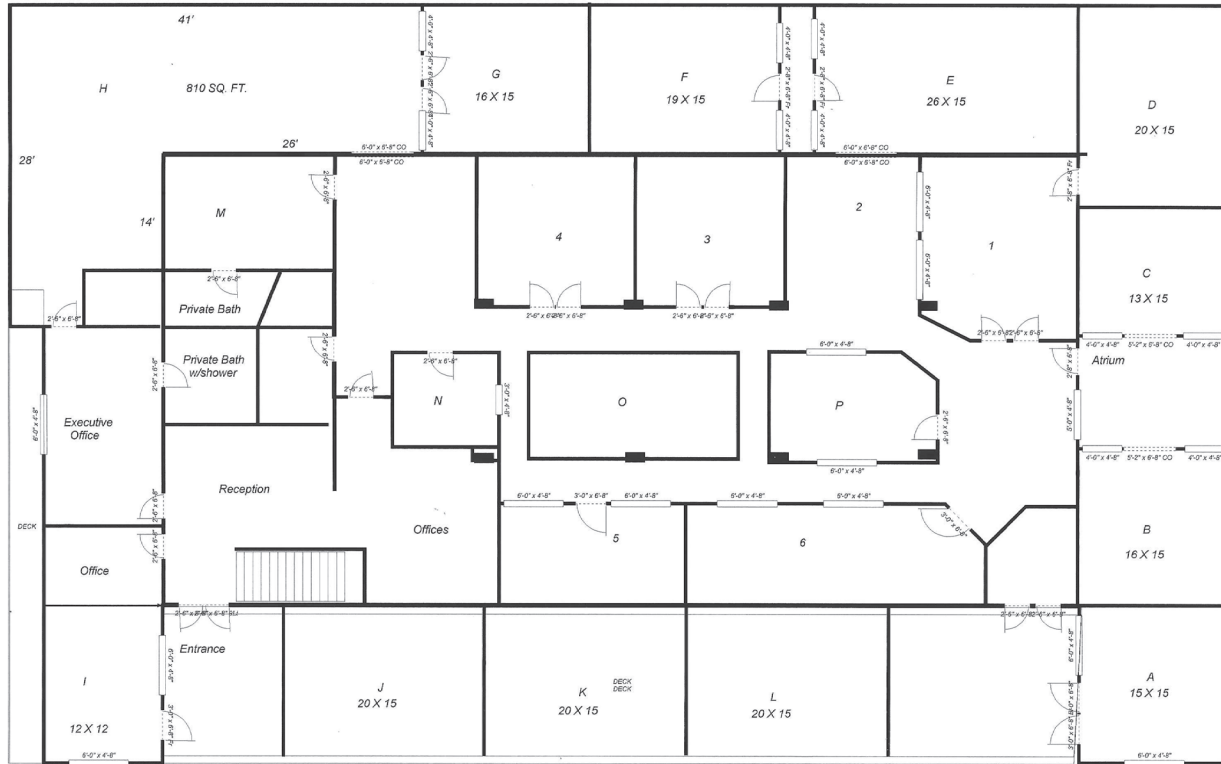
AVAILABLE FOR LEASE DECEMBER 1, 2023



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LAYOUT & DEMOGRAPHICS

PLEASE CONTACT: **L³ CORPORATION**
CRAIG WIELANSKY | **ALANA MOYLAN**
 314.282.9832 (DIRECT) | 314.282.9830 (DIRECT)
 314.308.0464 (MOBILE) | 314.495.5013 (MOBILE)
 CRAIG@L3CORP.NET | ALANA@L3CORP.NET



- STANDALONE BUILDING COMING AVAILABLE FOR LEASE DECEMBER 1ST, 2023.
- 50 PARKING SPACES & PYLON SIGNAGE INCLUDED.
- GREAT VISIBILITY AND INTERIOR LAYOUT FOR A POTENTIAL RESTAURANT USER WITH COVERED OUTDOOR SEATING CAPABILITY.
- BUILDING LOCATED 0.3 MILES (1 MIN DRIVE) WEST FROM INTERSTATE 44 AND 10.9 MILES (16 MIN DRIVE) EAST FROM WASHINGTON MISSOURI.
- GROWING SURROUNDING COMMUNITY WITH 112 RENTAL HOMES FULLY LEASED ACROSS THE STREET FROM PROPERTY.
- BUILDING HAS ADDITIONAL BASEMENT STORAGE WITH ROLL UP GARAGE FOR DELIVERIES.
- ADDITIONAL LAND COULD BE PROVIDED ADJACENT TO THE PROPERTY.
- CALL BROKER FOR DETAILS

POPULATION ANALYSIS

POPULATION	 3 MILE	5 MILES	7 MILES	10 MILES
	5,371	13,378	27,403	60,672
HOUSEHOLDS	 3 MILE	5 MILES	7 MILES	10 MILES
	2,010	5,033	10,278	22,772
AVG HH INCOME	 3 MILE	5 MILES	7 MILES	10 MILES
	\$80,855	\$86,191	\$84,957	\$88,865

VIEW &
DOWNLOAD:

**DEMO
REPORT**

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MARKET AERIAL

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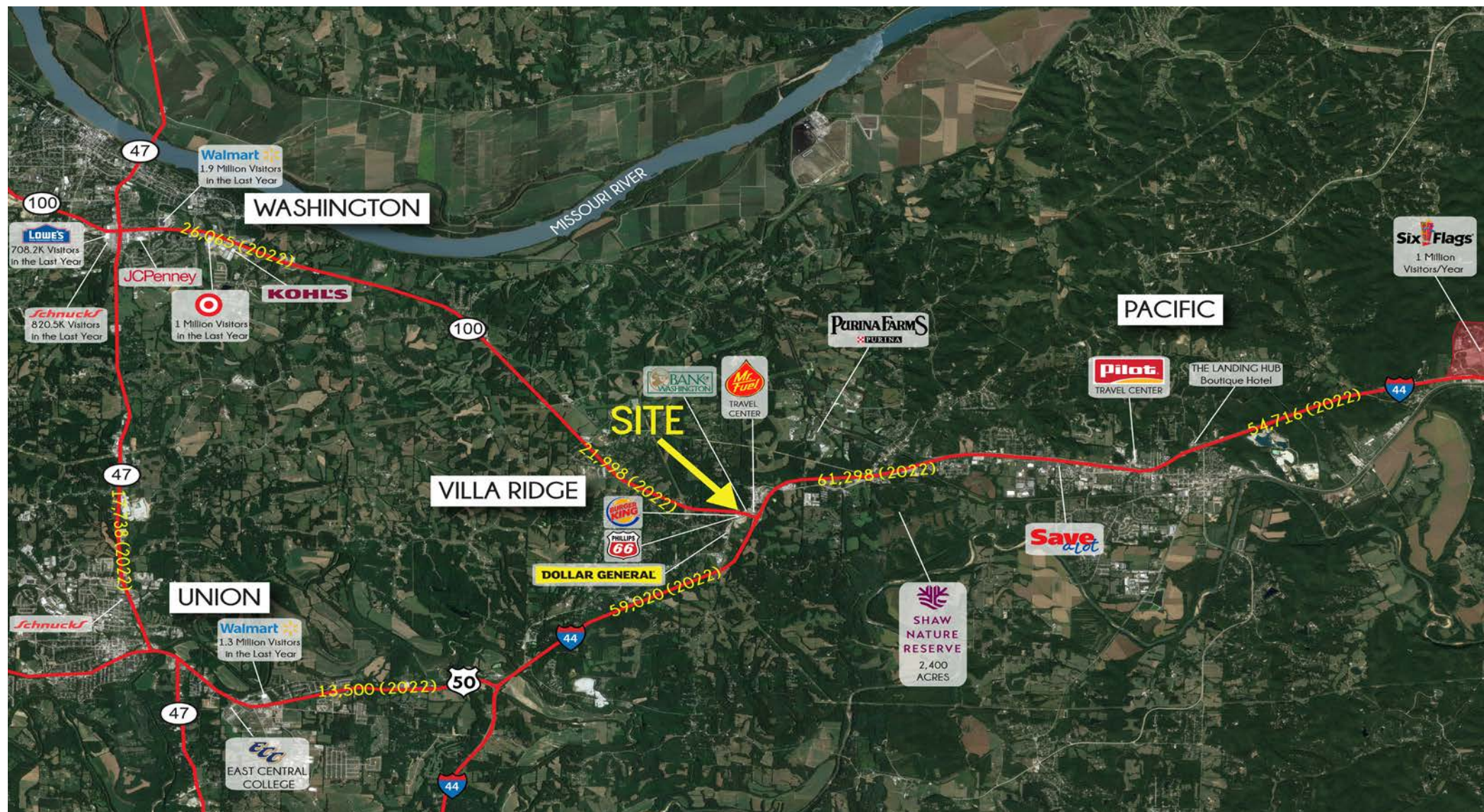
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