PROPERTY SUMMARY

LOCATION DESCRIPTION

Position your retail or strip center business for success in the vibrant community surrounding 10460 St. Charles Rock Rd. in St. Ann, MO. With its prime location near major residential neighborhoods and transportation routes, the area offers a steady flow of potential customers. The nearby St. Ann Park provides a recreational hub for the community, while the St. Ann Golf Course attracts avid golf enthusiasts. This bustling area also boasts a variety of dining options, entertainment venues, and local businesses, creating a vibrant and inviting atmosphere for retail establishments. The area's strong consumer base and convenient accessibility make it an enticing opportunity for retail businesses to establish and thrive.

PROPERTY HIGHLIGHTS

- Ample parking for customers and employees
- Seamless access to the main road
- Strategic positioning near major transportation routes
- Versatile space perfect for different tenants

OFFERING SUMMARY

Lease Rate:	Currently Occupied | Inquire if Interested
Number of Units:	6
Available SF:	1,200 SF
Building Size:	11,160 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,209	32,892	89,777
Total Population	12,561	72,727	192,215
Average HH Income	$51,177	$59,659	$68,062

Presented By:

Legacy Commercial Property
847.904.9200
info@legacypro.com

LEGACY COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
http:legacypro.com

10460 ST. CHARLES ROCK RD.

10460 ST. CHARLES ROCK RD., ST. ANN, MO 63074

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LEGACY
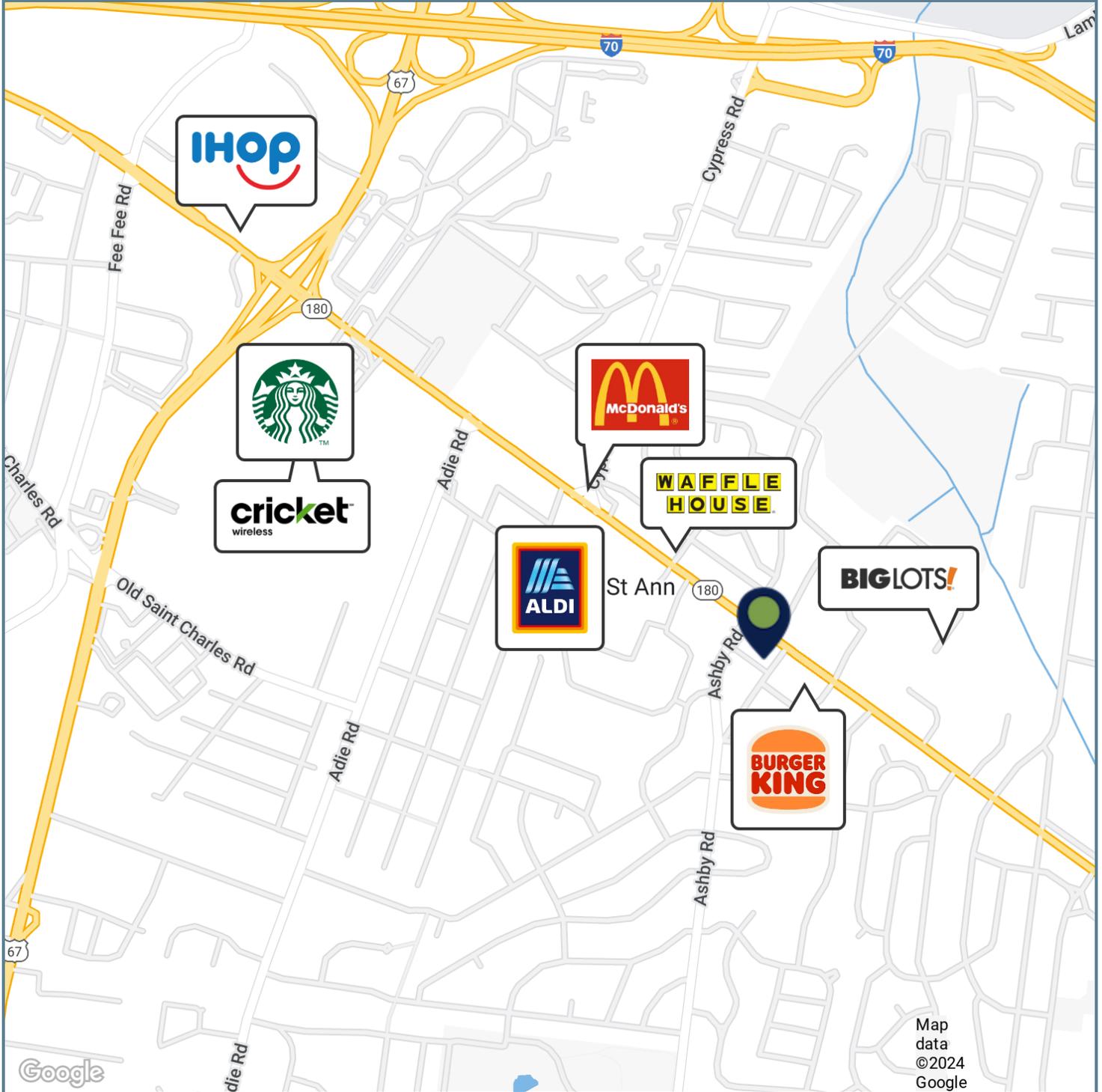COMMERCIAL PROPERTY

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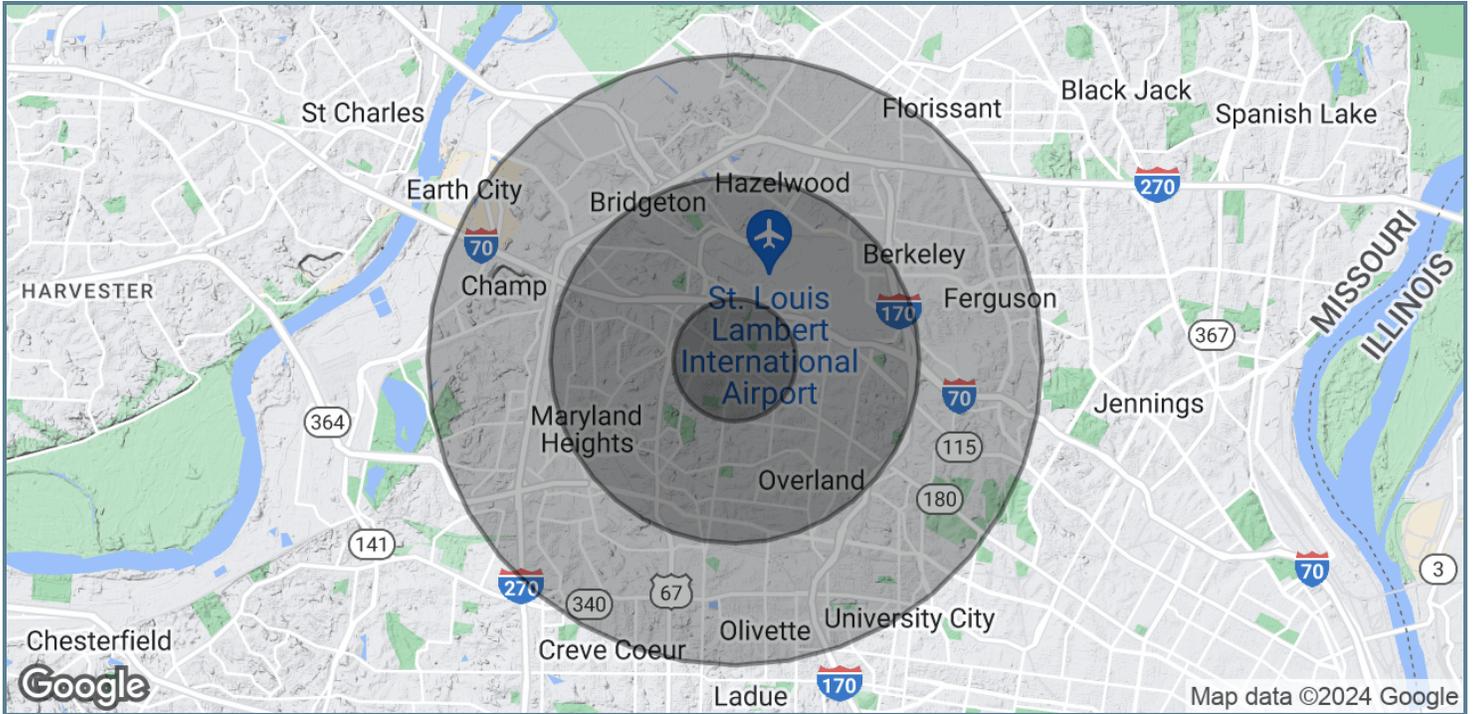
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10460 ST. CHARLES ROCK RD.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,561	72,727	192,215
Average Age	37.9	38.2	38.8
Average Age (Male)	35.7	35.8	36.6
Average Age (Female)	38.0	40.6	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,209	32,892	89,777
# of Persons per HH	2.0	2.2	2.1
Average HH Income	$51,177	$59,659	$68,062
Average House Value	$86,188	$108,763	$137,191

2020 American Community Survey (ACS)

LEGACY
COMMERCIAL PROPERTY

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction,and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL · AutoZone · ALDI · CVS pharmacy · ATI PHYSICAL THERAPY · DaVita · T··Mobile· · StateFarm · MARCO'S PIZZA · DUNKIN' · JIMMY JOHN'S SANDWICHES · KeyBank

Why Legacy

Large Portfolio
Leverage our 700+ properties in 20+ states to quickly expand your national footprint.

One Partner
We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.

Prime Locations
Our properties are located on high-traffic corner lots known as "Main and Main."

True Operators
We've operated over ten businesses in 800+ locations and understand your need to move quickly.