



**MAPLEWOOD FREE  
STANDING RETAIL**

SCAN HERE!



**BEN CHERRY, CCIM** **CALEB ANTHONIS**

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**2425 S. BIG BEND BLVD.**  
**ST. LOUIS, MO 63143**  
**2,450 S.F.**

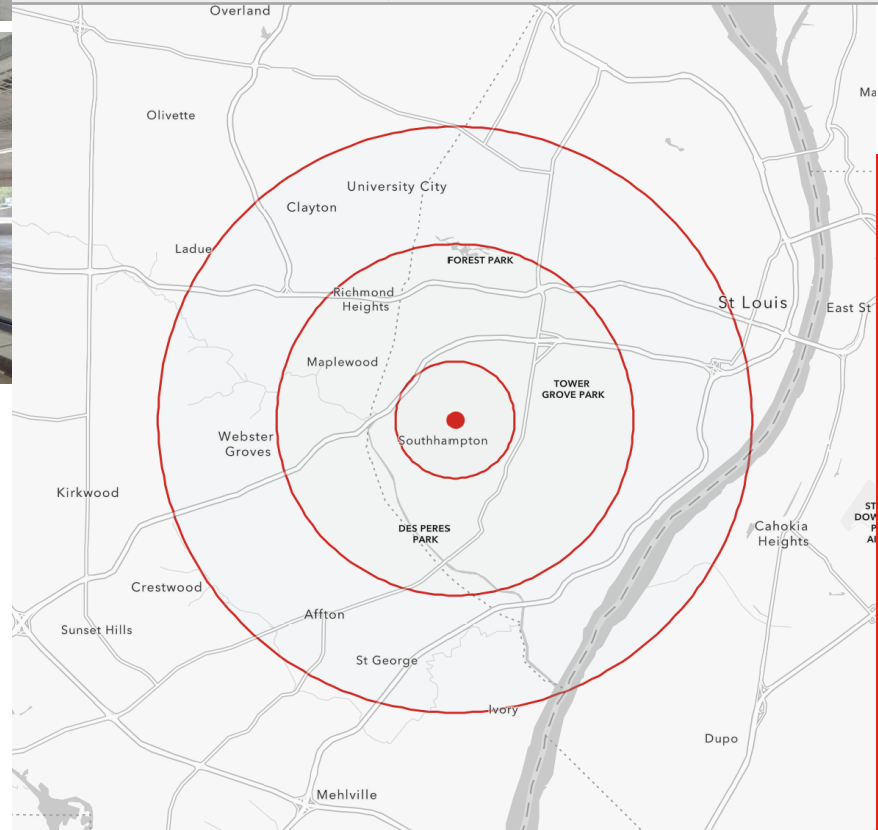
**\$599,000 (\$244/S.F.) | \$20.00/S.F. N.N.N.**

### PROPERTY INFORMATION



- **2,450 S.F. FREE STANDING RETAIL PROPERTY ON A .2 ACRE PARCEL FOR SALE OR FOR LEASE.**
- **SITUATED AT THE SIGNALIZED INTERSECTION OF S. BIG BEND BLVD. AND RANNELLS AVE., MAPLEWOOD MO.**
- **CENTRALLY LOCATED IN MID-ST. LOUIS COUNTY, MAPLEWOOD PROVIDES DIRECT ACCESS TO HIGHWAYS 40 AND 44.**
- **THE PROPERTY INCLUDES A 2,450 S.F. BUILDING, A WELL-LIT 12-SPACE PARKING LOT, AND PROMINENT PYLON SIGNAGE.**
- **FORMERLY A CONVENIENCE STORE, THE PROPERTY IS WELL-SUITED FOR VARIOUS USES, INCLUDING RETAIL OR OFFICE.**
- **SIGNALIZED INTERSECTION WITH 2 CURB CUTS PROVIDE HIGH VISIBILITY AND EASY ACCESS.**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	15,814	128,760	359,458
HOUSEHOLDS	8,173	60,988	168,269
AVERAGE HH INCOME	\$101,455	\$130,622	\$116,085



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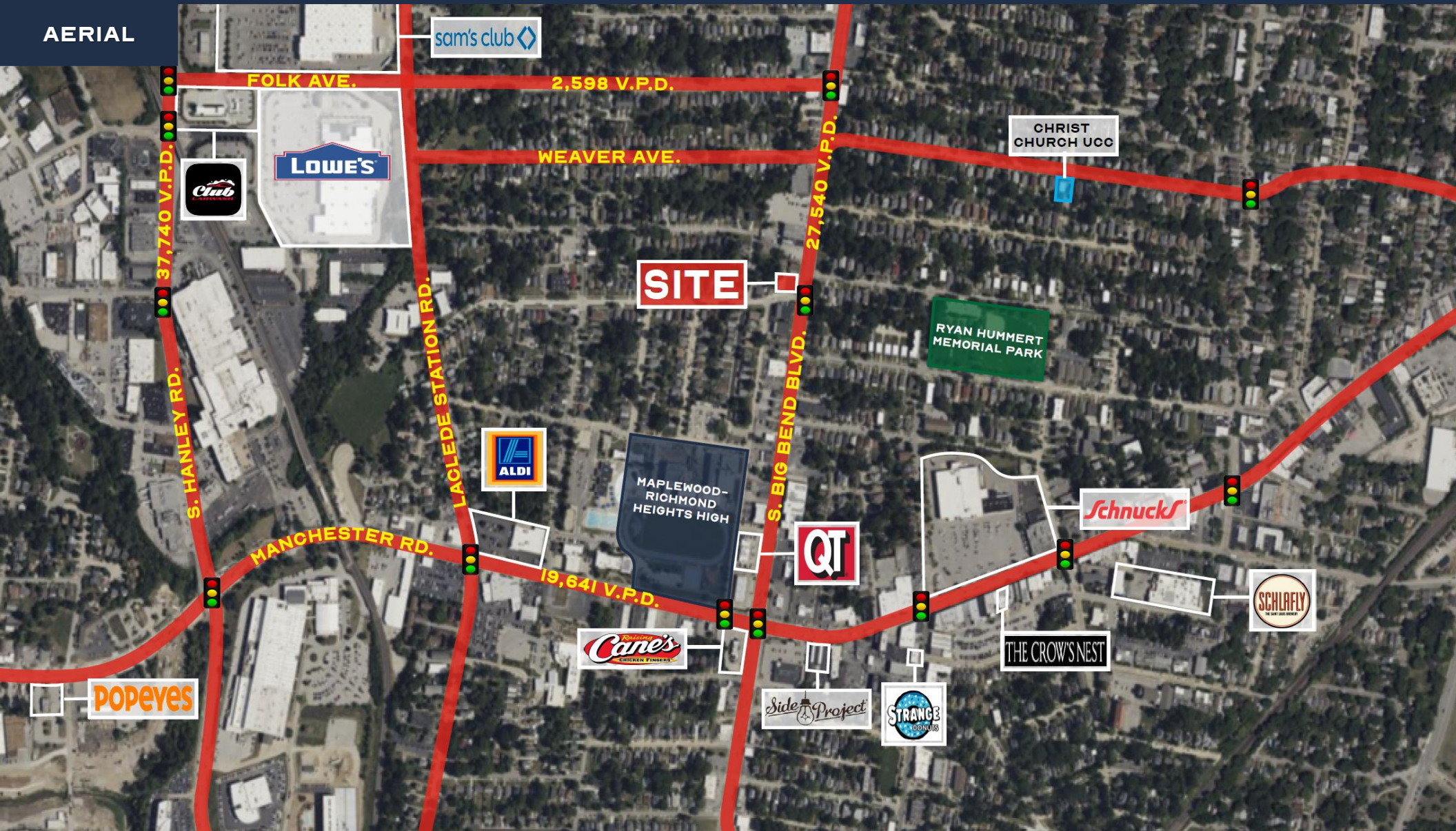
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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.