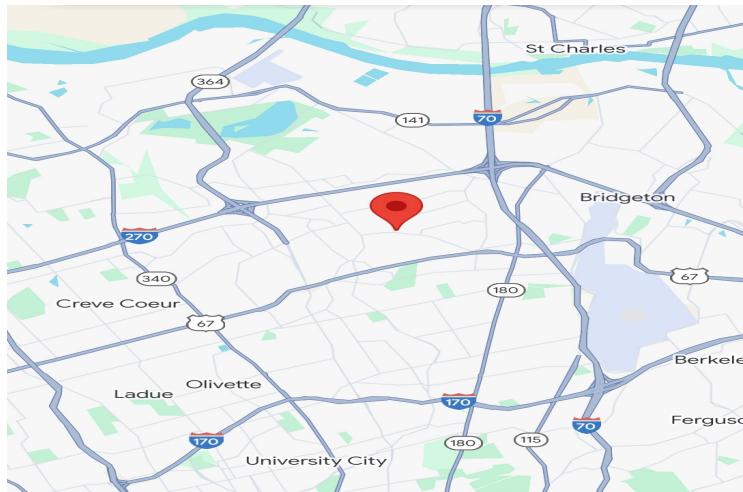




FOR LEASE

1 Midland Avenue
Maryland Heights, MO 63043

1,000 SF SUITE AVAILABLE!



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1,000 SF Retail Space Available for Lease:
Suite 3

Situated in densely populated demographic profile.

Building signage available.

Current tenants include Quick 1 & Nuts Bar and Grill

Located at the signalized intersection of Midland Ave and Fee Fee Rd. Just North of Pattonville Heights Middle School.

9,531 vehicles per day along Fee Fee Rd
Easy access to Dorsett Rd and N Lindbergh Blvd

Lot Size: 1.04 acres Building Size: 9,543 SF

Lease Rate: \$1,100/MO Gross
(tenant pays utilities, gas, electric, water, sewer)



CONTACT: Patricia McKelvey • 636.448.1294
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Kim Richter • 314.333.9844
krichter@mckelveyproperties.com

MP

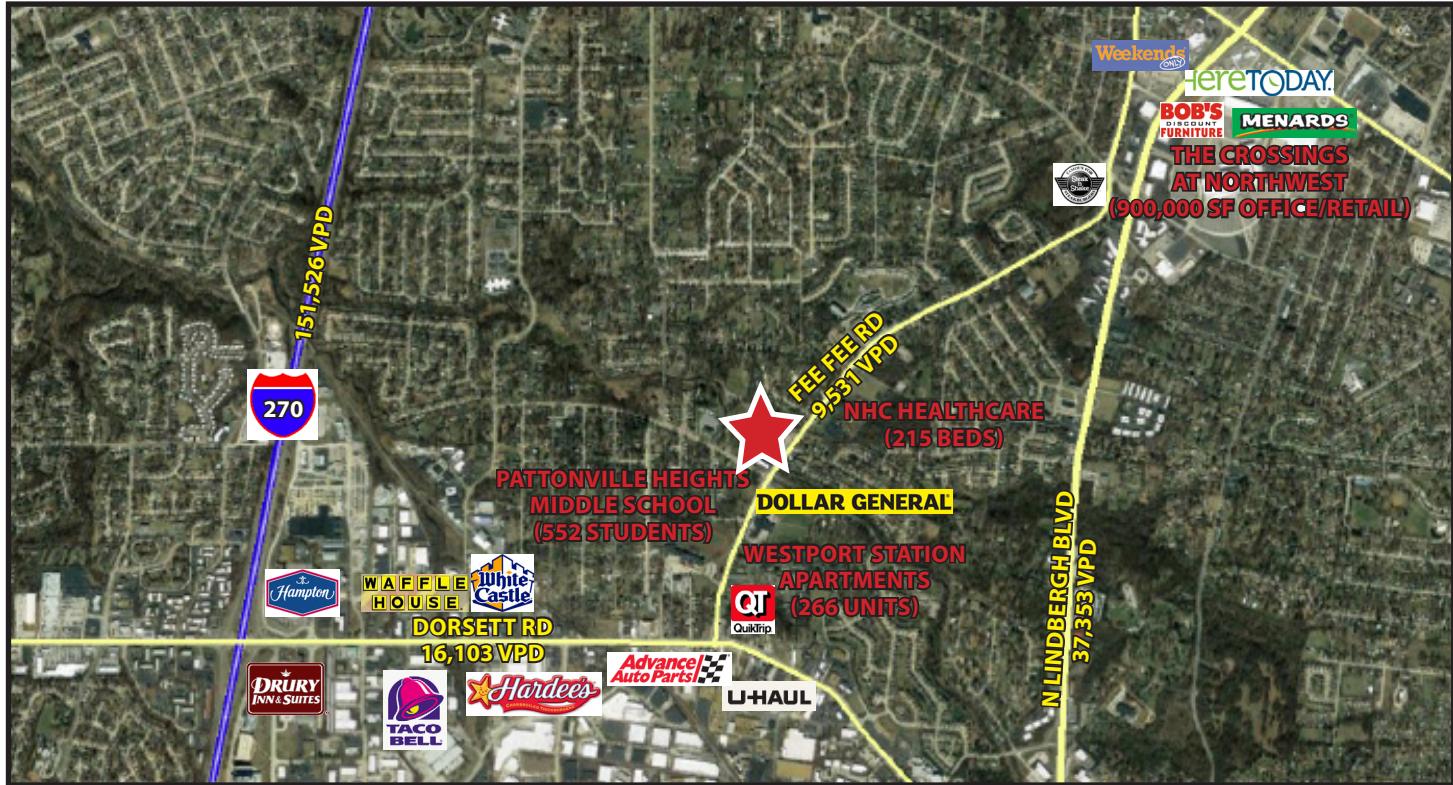


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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	STRIP RETAILERS
<p>Easy Access to Dorsett Rd. and N Lindbergh Rd.</p> <p>Located at the signalized intersection of Midland Ave. and Fee Fee Rd. Just North of Pattonville Heights Middle School.</p>	<p>Office Space</p> <p>Small Store Front</p>	<p>9,531 VPD along Fee Fee Rd</p>	<p>Quick 1 Nuts Bar & Grill</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,822	76,417	156,066
HOUSEHOLDS	3,145	33,406	67,402
MEDIAN INCOME	\$59,081	\$159,041	\$166,206

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