

BALMORAL PLAZA (OFFICE AND RETAIL)

443 N NEW BALLAS RD. ST. LOUIS, MO. 63141



PROPERTY DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population:	7,856	51,152	158,928
Households:	3,713	23,264	67,524
Avg HH Inc:	\$145,643	\$143,137	\$151,001
Traffic Counts:	Annual Average Daily Traffic (AADT)		
	New Ballas Road: 8,345		

PROPERTY HIGHLIGHTS

- RETAIL AND OFFICE SPACE
- 24,720 TOTAL SF
- **SPACE AVAILABLE: SPACE 2 – 3,600 SF**
- CURRENT TENANTS INCLUDE ST. LOUIS BREAD CO. AND THE WINE AND CHEESE SHOP.
- LOCATED OFF BALLAS RD IN BETWEEN OLIVE BLVD AND LADUE RD.

CONTACT INFORMATION

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13303 Manchester Rd. St. Louis, MO. 63131

The information contained herein has been given to us by reliable sources. All information should be verified prior to lease.

Rocky Dr



1st Floor Tenant Roster

<u>Space</u>	<u>Tenant</u>	<u>Area</u>
1	St. Louis Bread Co.	4,800sf
2	The Wine and Cheese Place	3,600sf
3	Edward Jones	1,200sf
4	Performance Eyecare	2,400sf
Total		12,000sf

1st Floor / Site Plan

N.T.S.

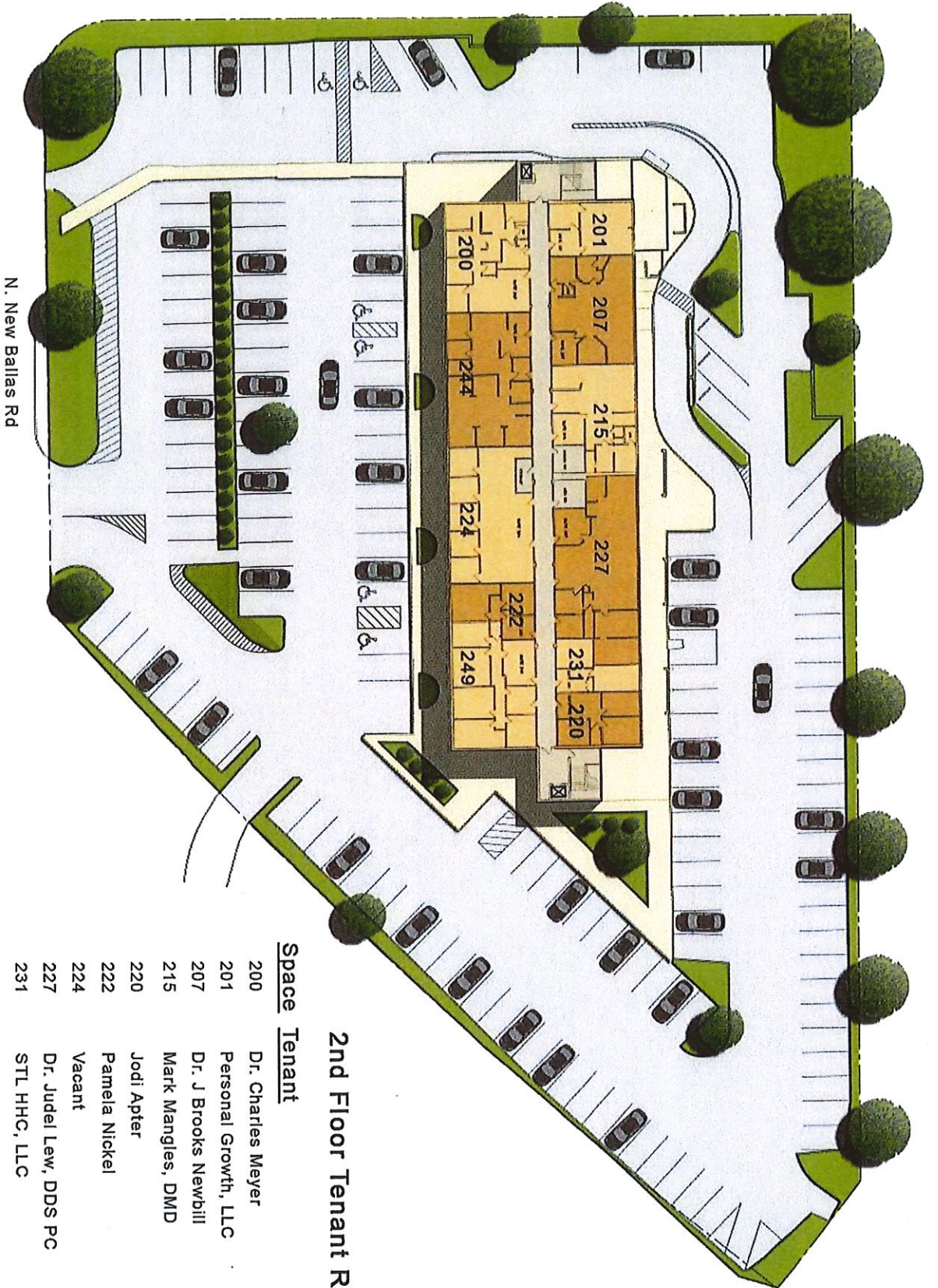


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Balmoral Plaza
 443-465 N. New Ballias Road
 St. Louis, Missouri

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 8725 Big Bend Boulevard / Saint Louis, MO 63118
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Rocky Dr



2nd Floor Tenant Roster

<u>Space</u>	<u>Tenant</u>	<u>Area</u>
200	Dr. Charles Meyer	1,516sf
201	Personal Growth, LLC	732sf
207	Dr. J Brooks Newbill	1,509sf
215	Mark Mangles, DMD	1,341sf
220	Jodi Apter	735sf
222	Pamela Nickel	641sf
224	Vacant	1,795sf
227	Dr. Judel Lew, DDS PC	2,279sf
231	STL HHC, LLC	546sf
244	Advanced Dental Care	1,879sf
249	University Psychiatry	1,657sf
Total		14,630sf

2nd Floor / Site Plan

N.T.S.



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