

# sale or lease

## 10236 halls ferry st. louis, mo 63136

### 1.37 acre lot

### 2,643 square feet

### excellent road frontage



#### PROPERTY DESCRIPTION

Salient is pleased to present this incredible opportunity to own +/- 2,643 SF of office, alongside a 1.37 acre lot. The four (4) private offices, reception area, and abundant storage accommodates a wide variety of users. Excellent road frontage along Halls Ferry Road and close proximity to I-270 provides both high visibility and accessibility. Perfect for Medical, Counselors, Contractors, or general office users.

The property is also available for lease at an attractive, flat rate of \$3,000/month. Please reach out to the brokers for more information or to schedule a tour today.

#### PROPERTY HIGHLIGHTS

- For Sale & Lease
- +/- 2,643 SF of Office on 1.37 Acre Lot
- Excellent Road Frontage
- Close Proximity to I-270
- Four (4) Private Offices
- Reception Area & Abundant Storage

#### OFFERING SUMMARY

Sale Price:	\$350,000
Lease Rate:	\$3,000.00/mo (Gross)
Lot Size:	+/- 1.37 Acres
Building Size:	+/- 2,643 SF

#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,507	38,233	81,885
Total Population	11,675	93,893	200,673
Average HH Income	\$53,533	\$57,877	\$60,325



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110  
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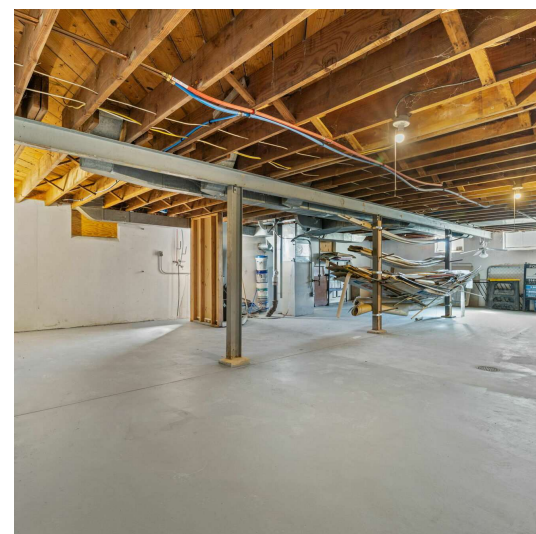
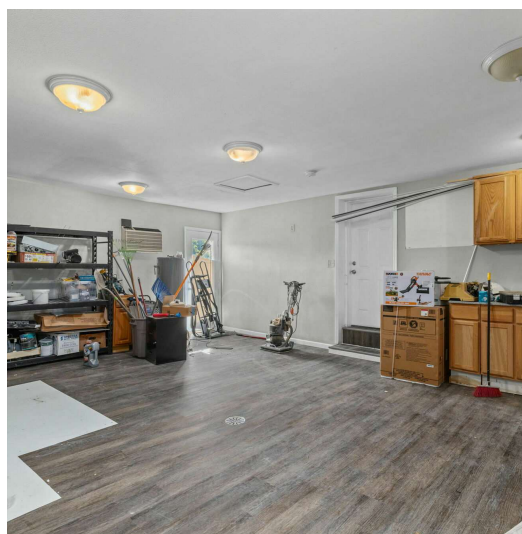
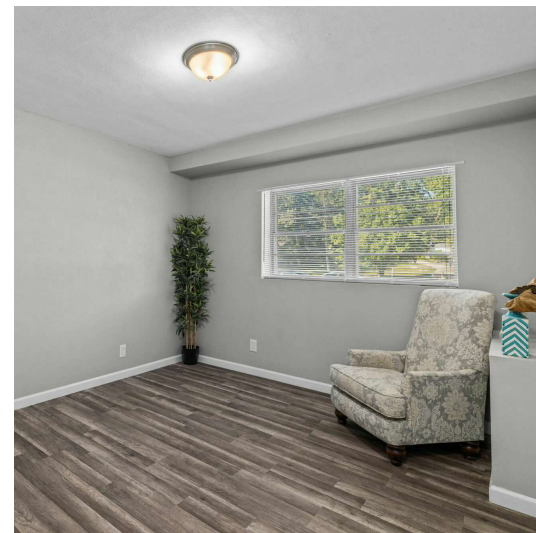
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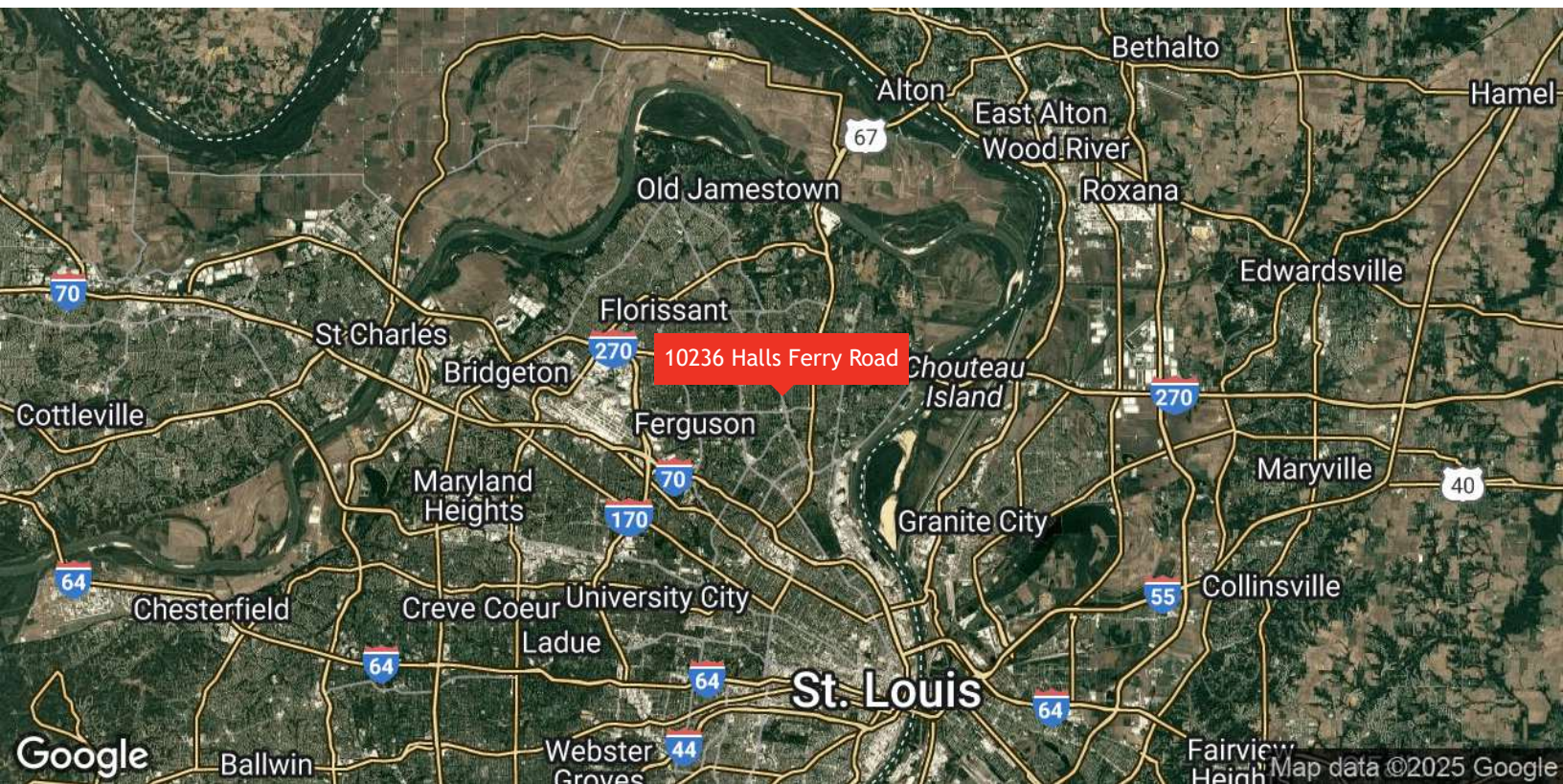
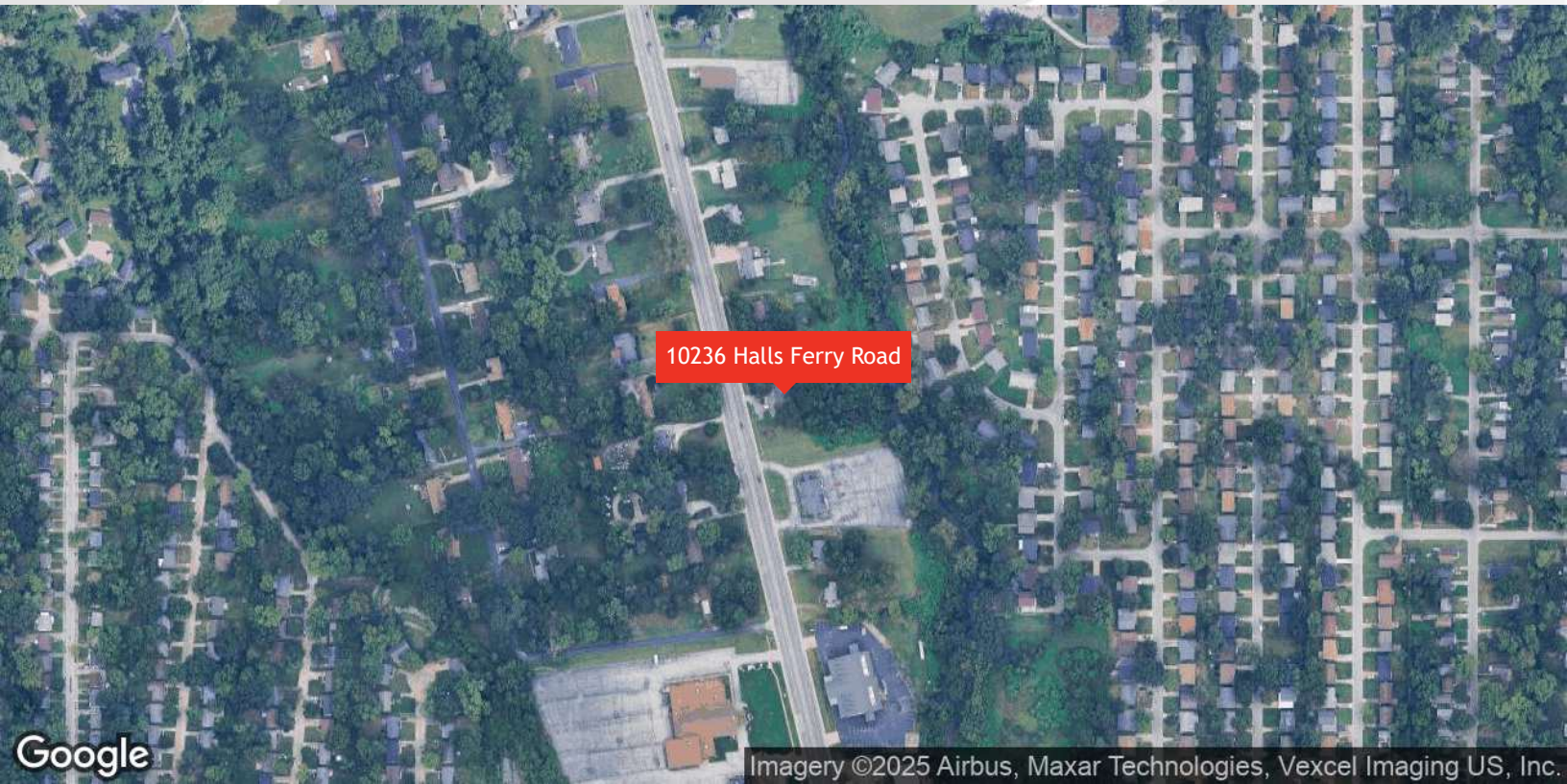
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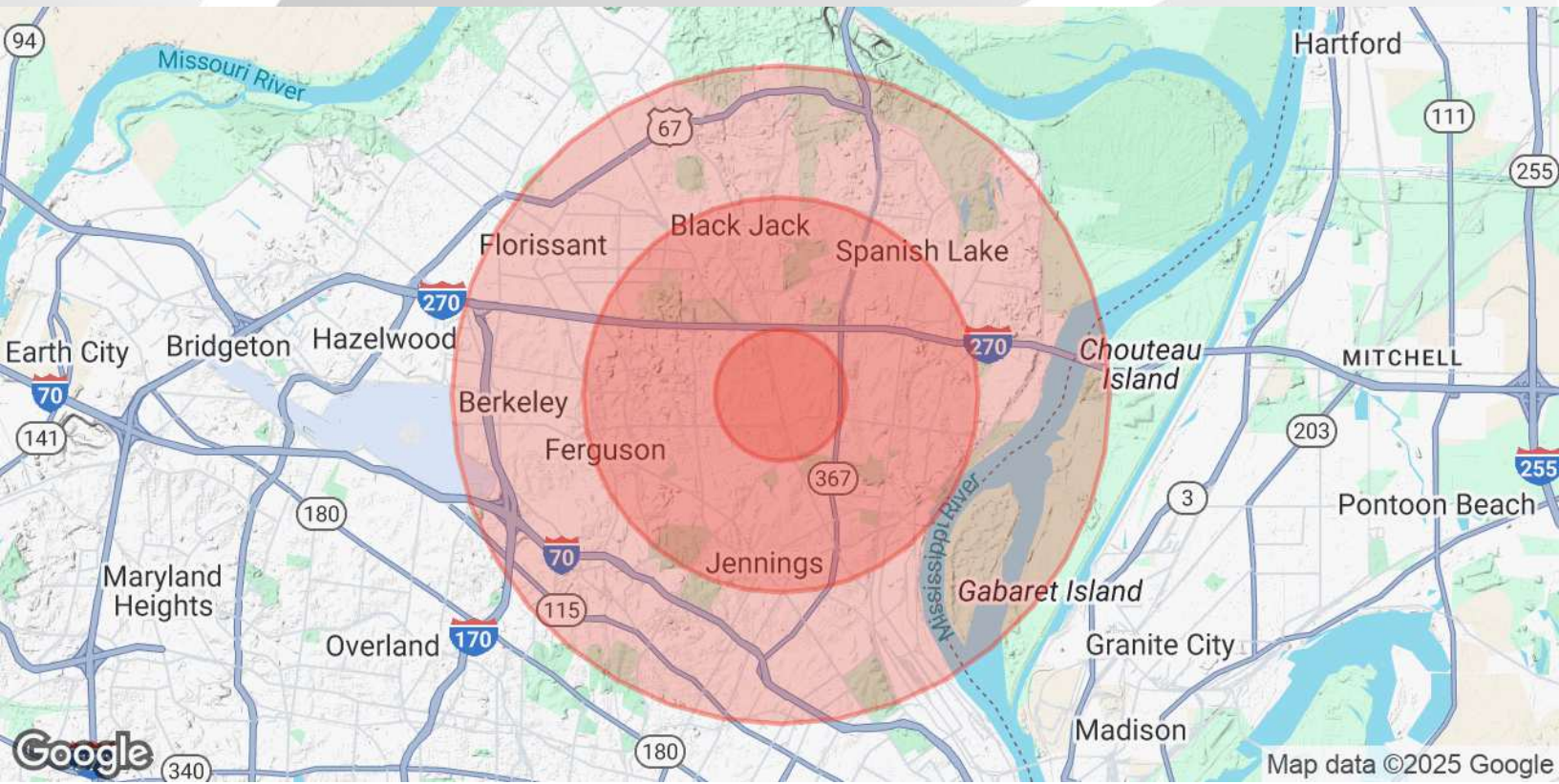
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### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Population	11,675	93,893	200,673
Average Age	38	40	40
Average Age (Male)	36	37	38
Average Age (Female)	40	41	42

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Households	4,507	38,233	81,885
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$53,533	\$57,877	\$60,325
Average House Value	\$150,300	\$152,021	\$145,794

Demographics data derived from AlphaMap



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