



FOR LEASE

884

WOODS MILL

BALLWIN, MO



SAVOY

PROPERTIES



884 WOODS MILL ROAD

PHOTOS + DETAILS

BEN FRIEDMAN

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MEDICAL OFFICE & GENERAL
OFFICE SPACE IN THE HEART OF
WEST ST. LOUIS COUNTY

FOR LEASE: \$24.50 PSF

CLOSE PROXIMITY TO AREA
HOSPITALS, INCLUDING ST. LUKE'S
(2.25 MILES), MERCY (4 MILES) AND
MISSOURI BAPTIST (3.75 MILES)

ON THE DOORSTEP OF TOWN &
COUNTRY CROSSING, A 322,000 SF
RETAIL CENTER ANCHORED BY
WHOLE FOODS AND TARGET

CLOSE TO RESTAURANTS,
RETAILERS AND OTHER AMENITIES

AVAILABILITY: SUITE
200 - 2,679 SF



DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|----------------------|------------------|------------------|------------------|
| POPULATION | 8,922 | 60,131 | 175,431 |
| MED HH INCOME | \$148,043 | \$146,801 | \$137,908 |
| HOUSEHOLDS | 3,5553 | 23,319 | 71,249 |
| EMPLOYEES | 2,555 | 39,597 | 187,522 |



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MARKET AERIAL

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