

## 2023 DEMOGRAPHICS

3 Mile | 5 Miles | 10 Miles



### Population

22,068 | 67,115 | 328,163



### Daytime Population

10,443 | 32,186 | 216,941



### Median Household Income

\$84,863 | \$87,545 | \$98,852

# FOR LEASE

High Ridge Commons

Highway 30 & High Ridge Boulevard | High Ridge, Missouri 63049  
2,050 - 3,900 SF Inline Space | \$18.00/SF | Triple Nets: \$6.03/SF (2022 actual)  
1.22 - 1.54 +/- AC | Call for Details

## PROPERTY DETAILS

Signalized access  
Highway 30 - 36,130 VPD

### Connor Wiemann

314.785.7662 | cwiemann@paceproperties.com

### Evan Barnett

314.785.7678 | ebarnett@paceproperties.com

### Patrick Willett

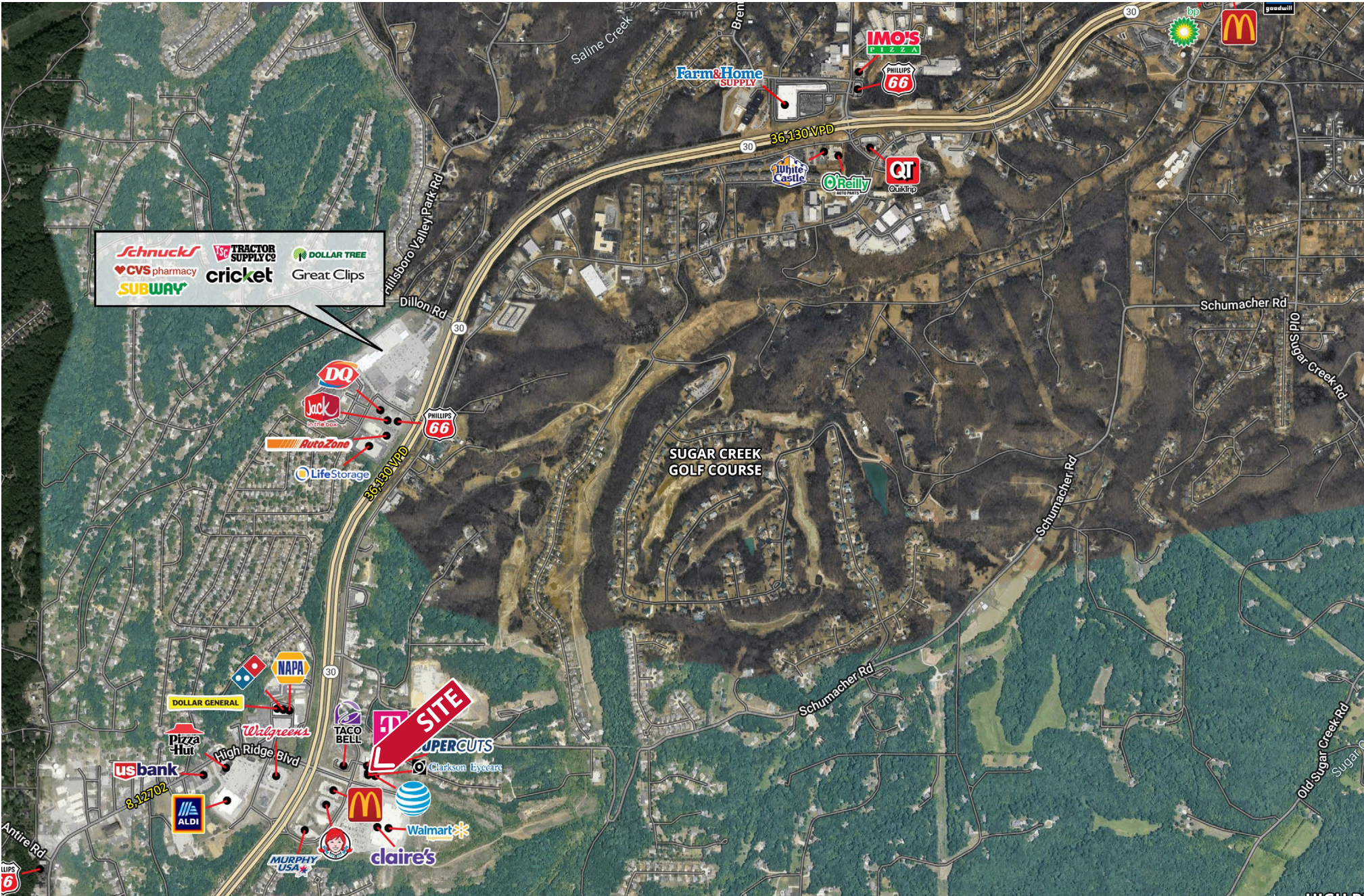
314.785.7631 | pwillett@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

# Trade Area Aerial



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# Site Plan

Space	Status	SF
1-3	Mercy Hospitals	5,500
4A	T-Mobile	2,050
<b>4B</b>	<b>AVAILABLE</b>	<b>2,050</b>
5	NH Dental Group	2,100
6	Vapor World	1,400
7	SuperCuts	1,400
8	Clarkson Eyecare	2,525
9	AT&T	2,133
<b>10</b>	<b>AVAILABLE</b>	<b>3,900</b>
12	Walmart	154,492
<b>A</b>	<b>AVAILABLE</b>	<b>1.54 AC</b>
<b>B</b>	<b>AVAILABLE</b>	<b>1.22 AC</b>



