

For Sale

18,259± Retail Building

920 Kehrs Mill Rd.
Ballwin, MO 63011

**5% Commission
to Procuring Agent**

Owner will
Finance at a 1/2 Pt
above Prime



Hilliker Corporation | 1401 S. Brentwood Blvd. Suite 650 | St. Louis, MO 63144 | www.hillikercorp.com | 314-781-0001

Office

Industrial

Retail

Institutional

Investment

Management

Individual Membership in the Society of Industrial and Office Realtors.



Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

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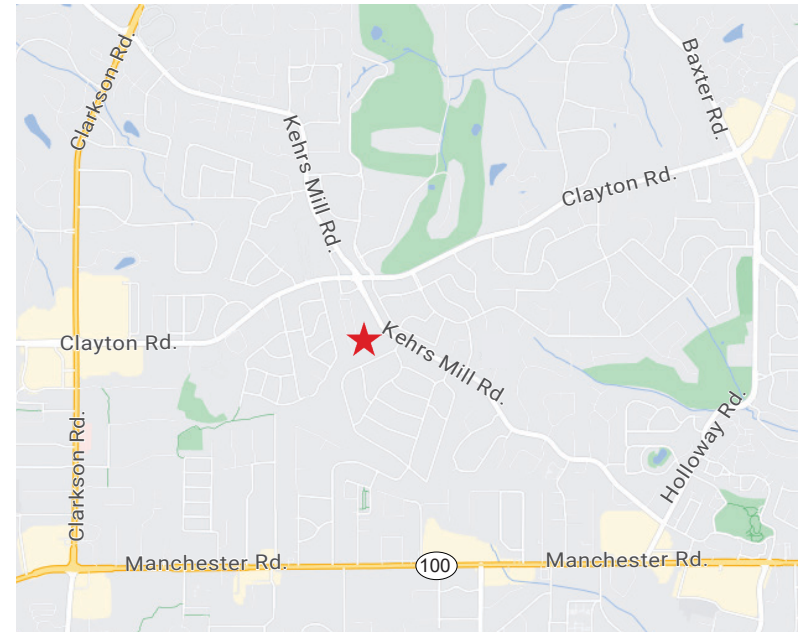
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For Sale: \$1,995,000

- Ample Parking
- 1,600 SF Group Exercise Studio
- Studio for Dance, Yoga, Etc.
- 2 Racquetball Courts
- Fully Equipped Locker Room with Saunas, Steam Rooms, and Whirlpool Tubs in Both Locker Rooms

Meade Summers

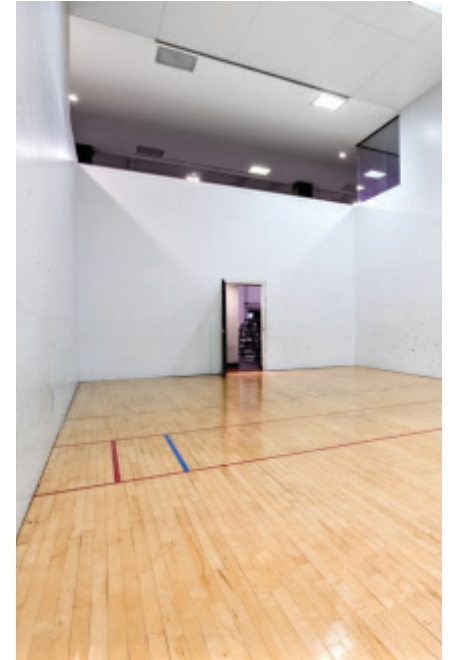
hsummers@hillikercorp.com



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Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$133,312	\$138,998	\$133,916
Median Household Income	\$111,691	\$113,407	\$107,388
< \$25,000	1,147	4,716	12,453
\$25,000 - 50,000	1,816	7,563	20,611
\$50,000 - 75,000	1,882	7,672	21,262
\$75,000 - 100,000	1,383	6,759	18,417
\$100,000 - 125,000	1,700	7,008	18,882
\$125,000 - 150,000	1,617	6,318	15,085
\$150,000 - 200,000	1,944	8,050	19,276
\$200,000+	2,557	12,851	30,660

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Kehrs Mill Rd	Clayton Ridge Dr NW	6,356	2022	0.13 mi
Clayton Road	Kehrs Mill Rd E	15,740	2022	0.25 mi
Clayton Rd	Claymont Dr E	14,462	2022	0.28 mi

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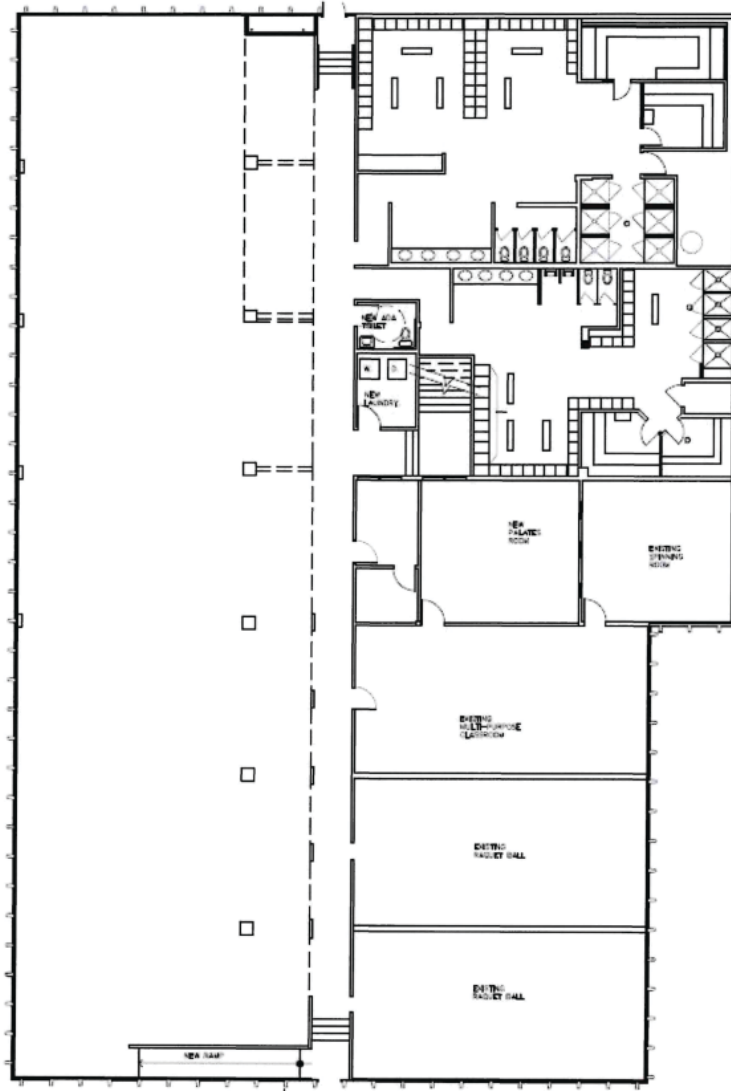


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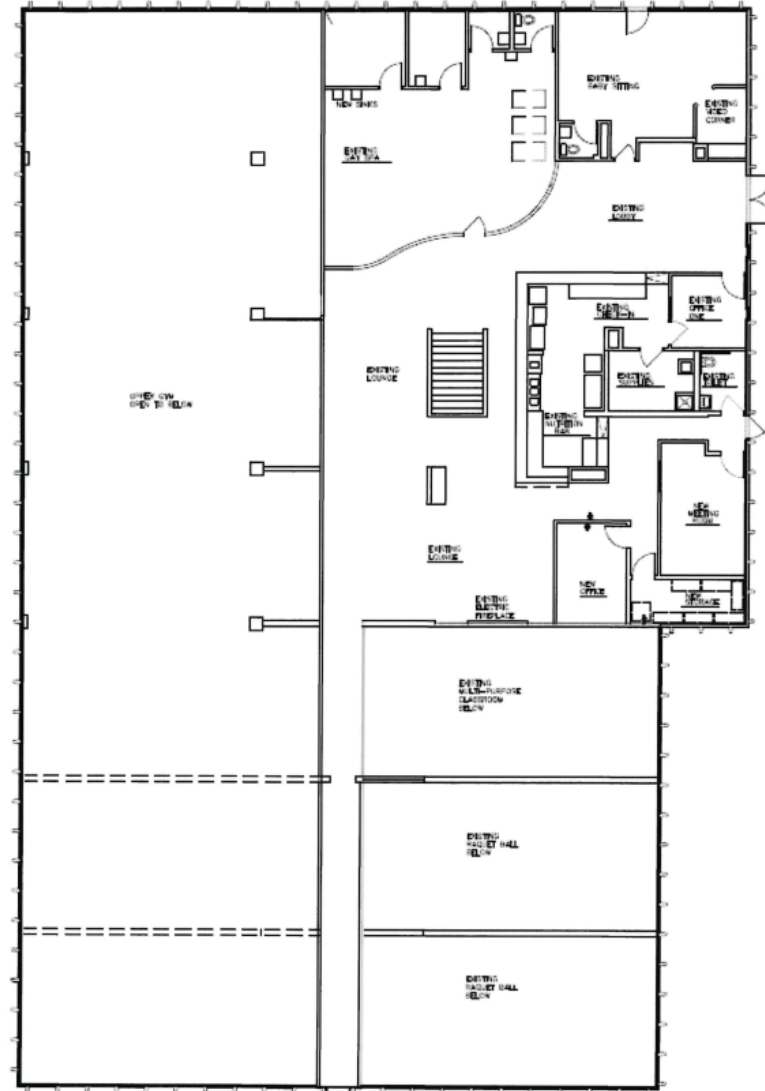
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LOWER LEVEL PLAN



UPPER LEVEL PLAN