

13,300 SF ON 2 ACRES WITH OUTSIDE STORAGE

FOR LEASE

501 8th Street
Valley Park, MO 63088



Potential
Additional
Acreage

PROPERTY FEATURES



- Total of 13,300 SF located on ± 2 acres
- 10,000 SF warehouse with 20'-24' clear with $\pm 1,000$ SF office/showroom
- An additional 3,300 SF of garage/shop space in rear with four grade level drive-in doors.
- Ask broker for details about an additional contiguous ± 2 acres



- Floor drains throughout
- Heavy power with 1,200 amps of 3-Phase and 400 amps of single phase
- Three drive-in doors, two 14' x 12' and one 12' x 12'
- One dock with 10' x 10' door
- New wood privacy fence surrounding outside storage



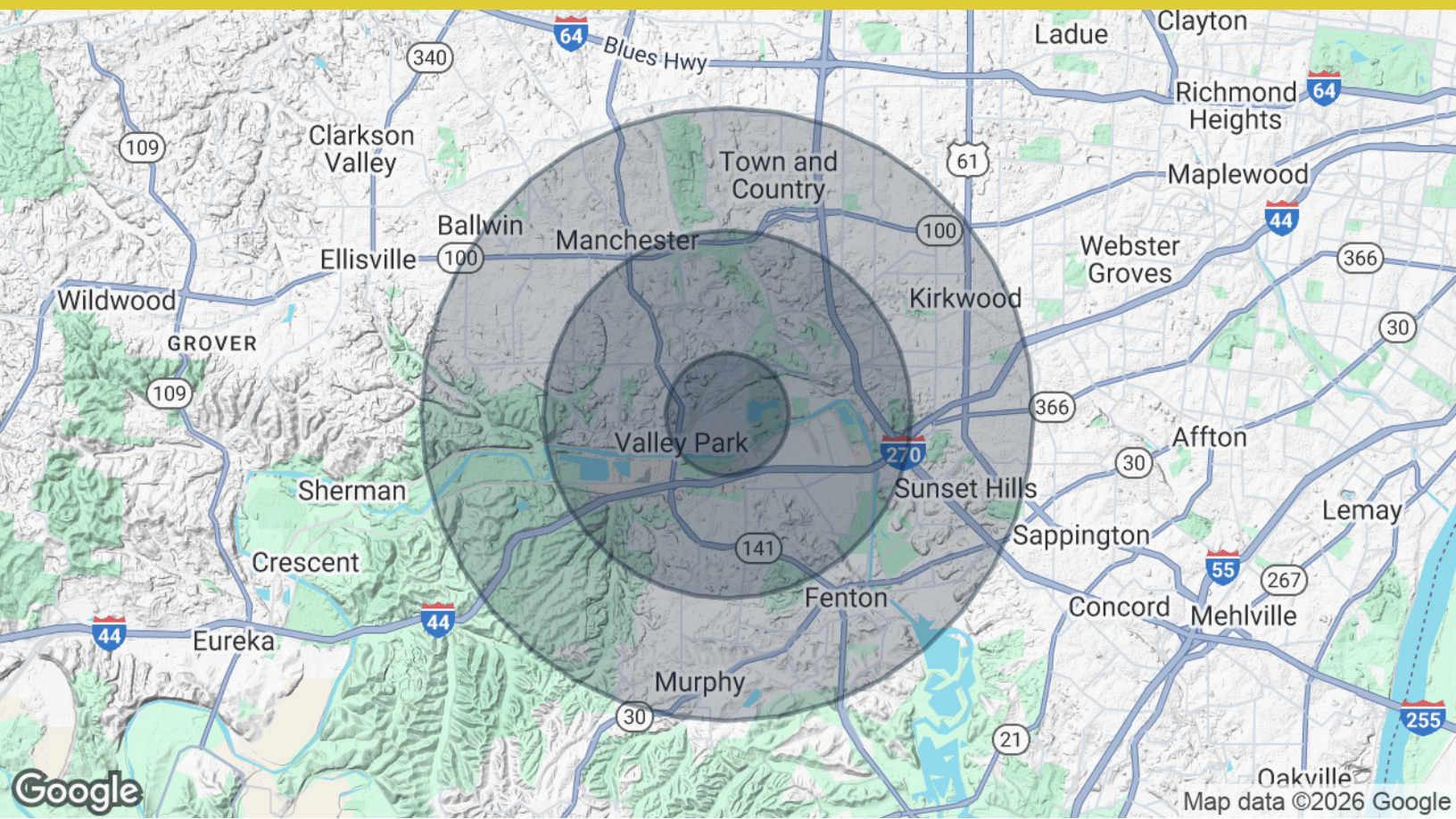
FOR LEASE
\$12/SF NNN

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ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 5,287 | 56,600 | 141,538 |
| Average Age | 37.6 | 38.0 | 40.6 |
| Average Age (Male) | 36.9 | 37.4 | 39.7 |
| Average Age (Female) | 38.2 | 38.6 | 41.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,501 | 23,187 | 56,233 |
| # of Persons per HH | 2.1 | 2.4 | 2.5 |
| Average HH Income | \$69,127 | \$90,492 | \$100,206 |
| Average House Value | \$270,191 | \$254,567 | \$283,997 |

2020 American Community Survey (ACS)



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