

# 13,300 SF ON 2 ACRES WITH OUTSIDE STORAGE

FOR LEASE

501 8th Street  
Valley Park, MO 63088



# PROPERTY FEATURES



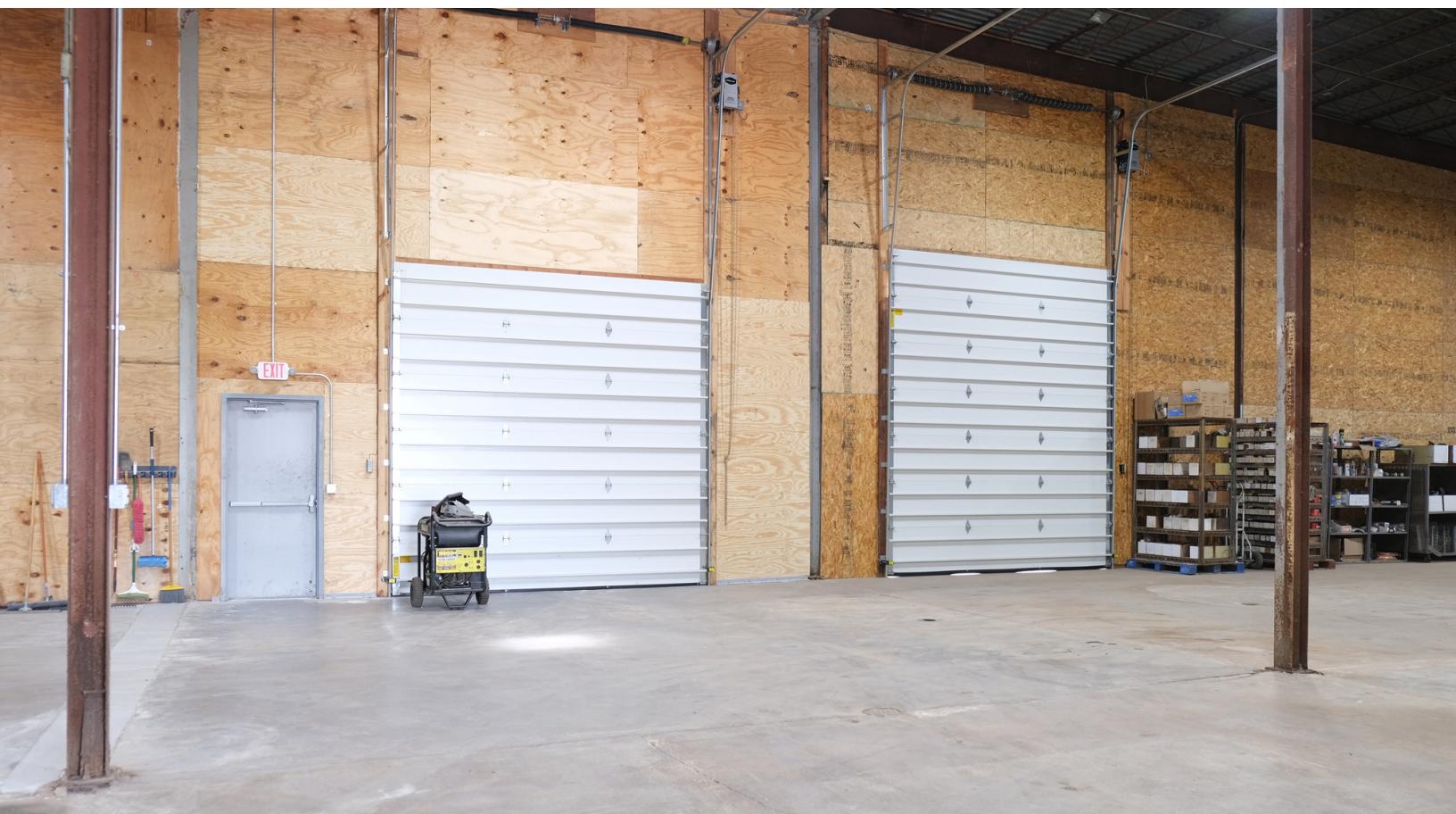
- Total of 13,300 SF located on  $\pm 2$  acres
- 10,000 SF warehouse with 20'-24' clear with  $\pm 1,000$  SF office/showroom
- An additional 3,300 SF of garage/shop space in rear with four grade level drive-in doors.
- Ask broker for details about an additional contiguous  $\pm 2$  acres



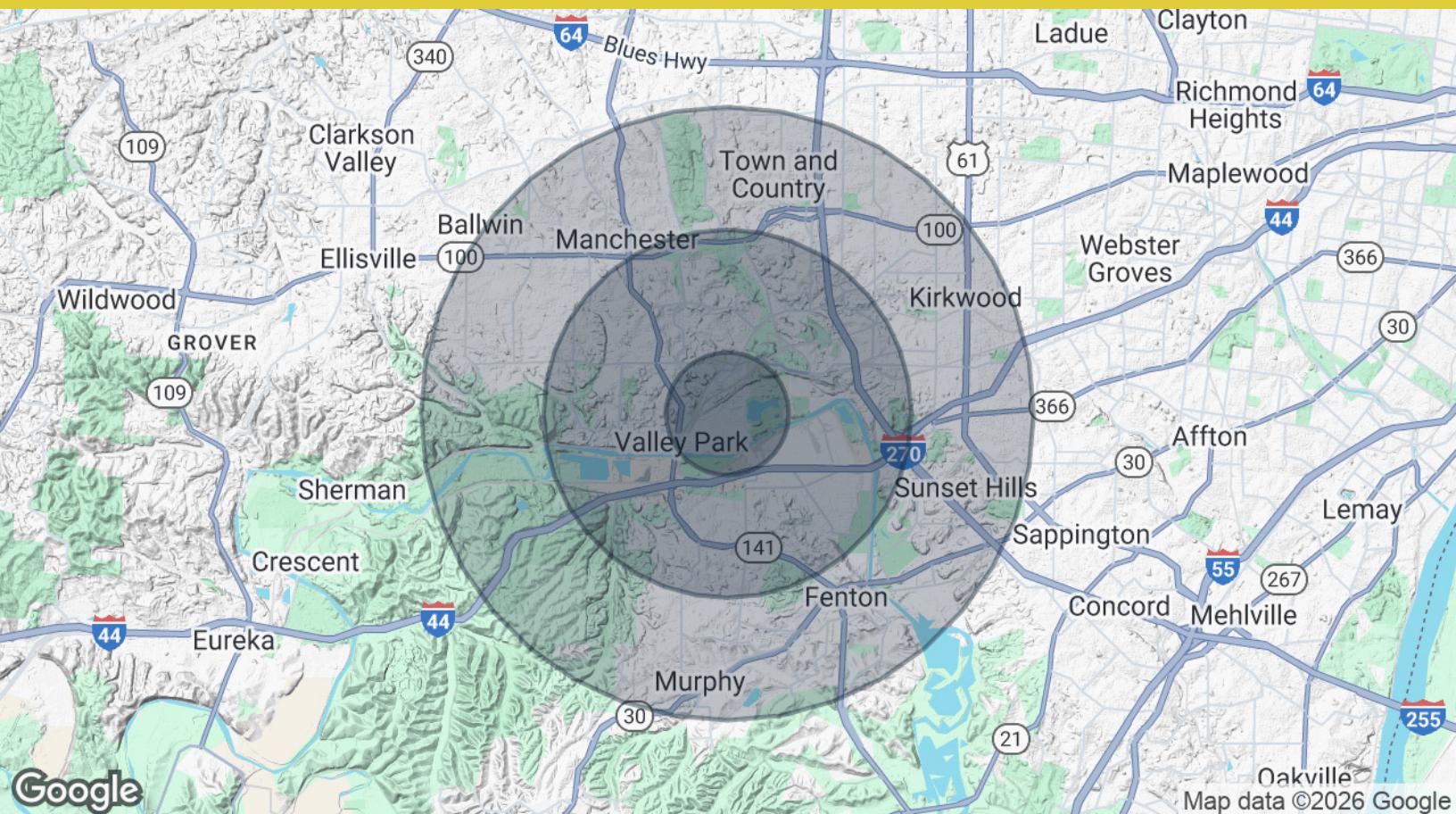
- Floor drains throughout
- Heavy power with 1,200 amps of 3-Phase and 400 amps of single phase
- Three drive-in doors, two 14' x 12' and one 12' x 12'
- One dock with 10'x 10' door
- New wood privacy fence surrounding outside storage



# 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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