



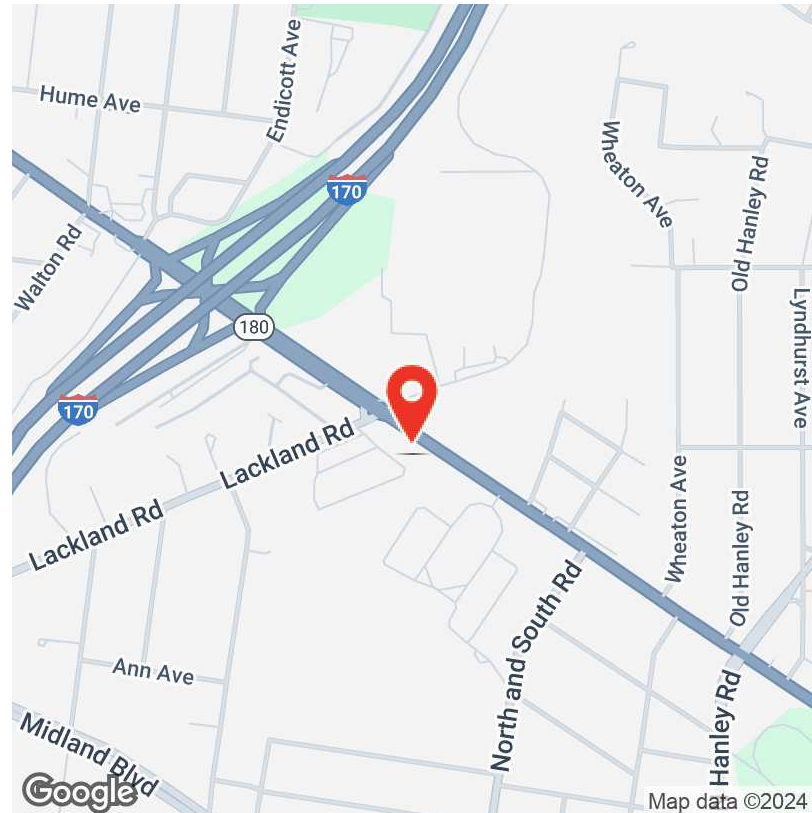
**PROPERTY DESCRIPTION**

8274 St. Charles Rock Road is perfect for someone looking for their own private storefront. The +/- 4,000 SF offers both versatility and affordability at \$11.00 SF/yr (NNN) and can be divided into 2,000 SF units for smaller users. Situated directly across from the new Costco Business Center and right off I-170, the location is ideal for businesses seeking visibility and accessibility.

\*\*Reach out to schedule a tour today.\*\*

**PROPERTY HIGHLIGHTS**

- +/- 4,000 SF for Lease
- \$11.00 SF/yr (NNN)
- Perfect Layout for Retail Users
- Space is Divisible
- Plenty of Parking
- 1 Garage Door
- Proximity to Costco Business Center and I-170



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110  
SALIENTREALTYGROUP.COM

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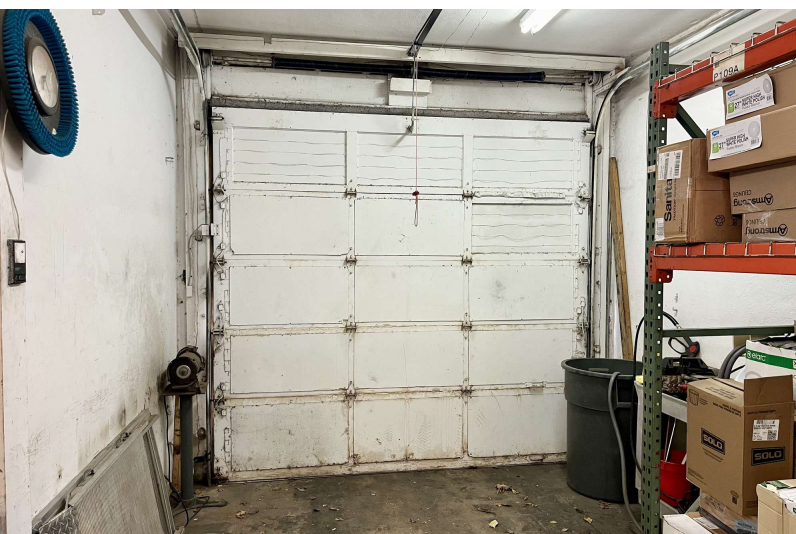
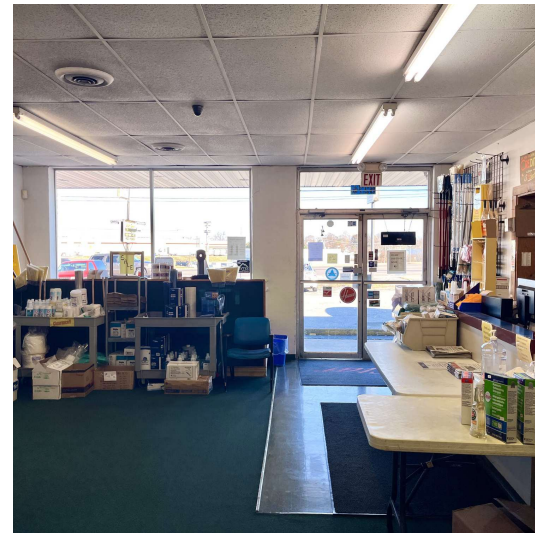
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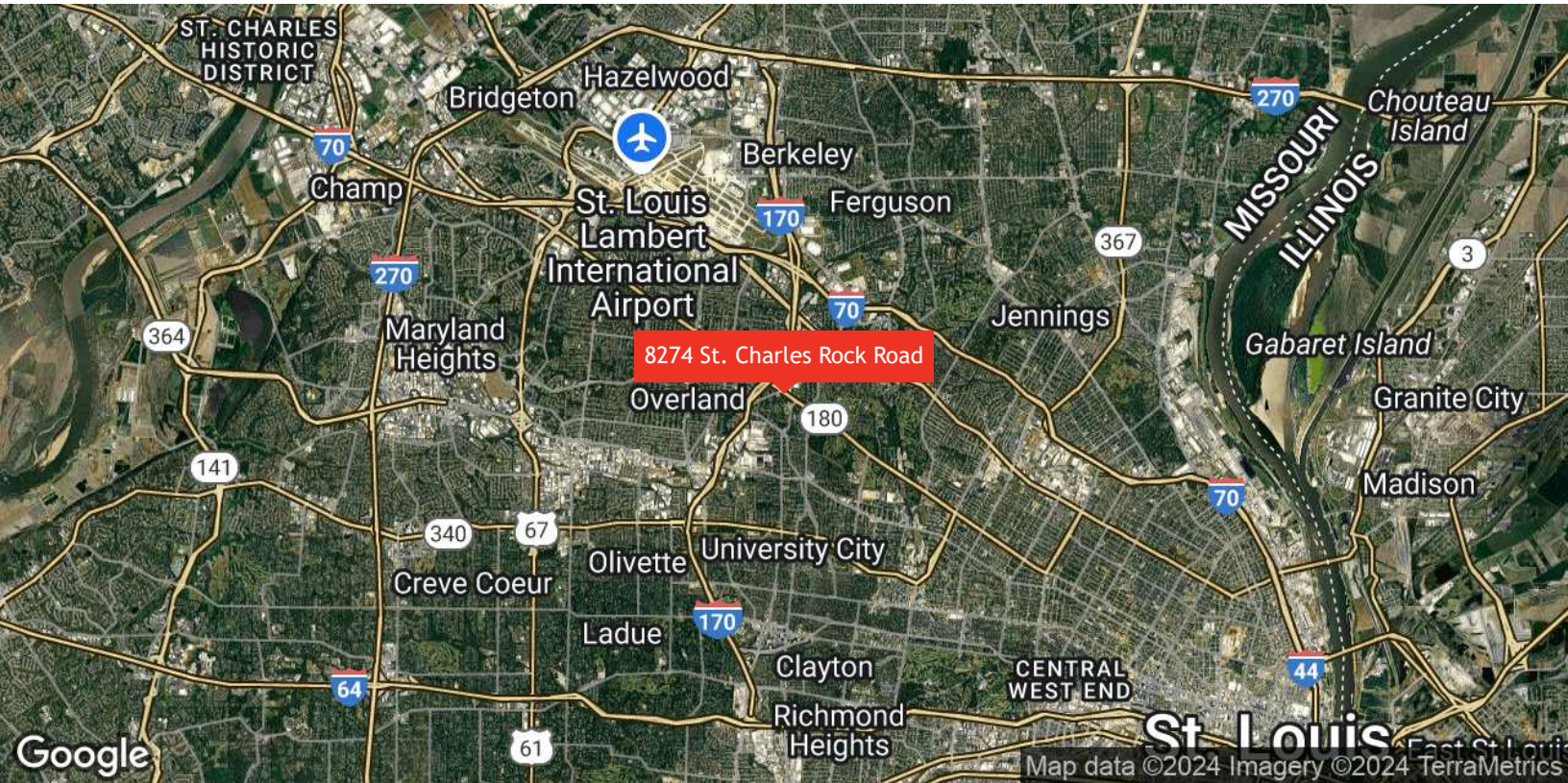
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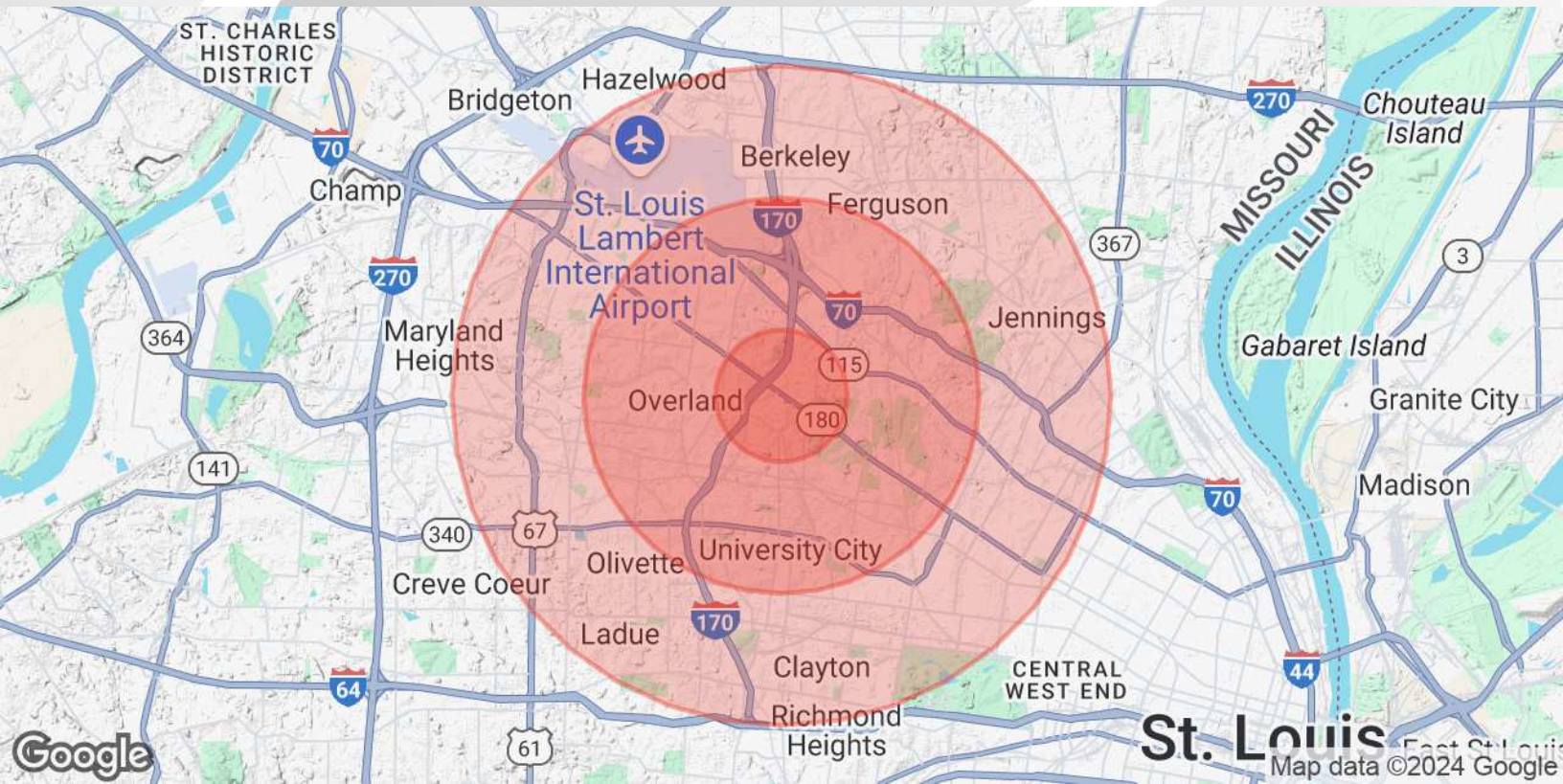
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**POPULATION**

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 9,955  | 92,570  | 249,807 |
| Average Age          | 39     | 40      | 40      |
| Average Age (Male)   | 38     | 38      | 38      |
| Average Age (Female) | 41     | 42      | 41      |

**HOUSEHOLDS & INCOME**

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,153     | 39,907    | 105,935   |
| # of Persons per HH | 2.4       | 2.3       | 2.4       |
| Average HH Income   | \$61,949  | \$69,763  | \$90,344  |
| Average House Value | \$123,031 | \$182,036 | \$305,929 |

Demographics data derived from AlphaMap



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