

for  
sale

**112-116**  
holloway rd  
ballwin, mo 63026

**7,764 sf**  
flex building

**1.2 ac site**  
32 parking  
spaces

**owner user**  
opportunity  
in ballwin



## PROPERTY HIGHLIGHTS

- Incredible Owner-User Opportunity
- Existing Revenue | (Tenant Occupies +/- 4,930 SF)
- +/- 1.2 Acre Site | Opportunity to Expand
- C-1 Zoning
- Fantastic County Location | Close Proximity to Manchester Rd & Hwy 141
- Two (2) Drive-Through Bays
- Ample Parking
- Private Entrance to Available Offices
- Monument Signage Available

## OFFERING SUMMARY

Sale Price:	\$1,395,000
Number of Units:	2
Lot Size:	1.2 Acres
Building Size:	7,764 SF
Parking:	32 Spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,234	32,476	63,059
Total Population	10,094	83,675	160,490
Average HH Income	\$111,180	\$151,623	\$162,219



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110  
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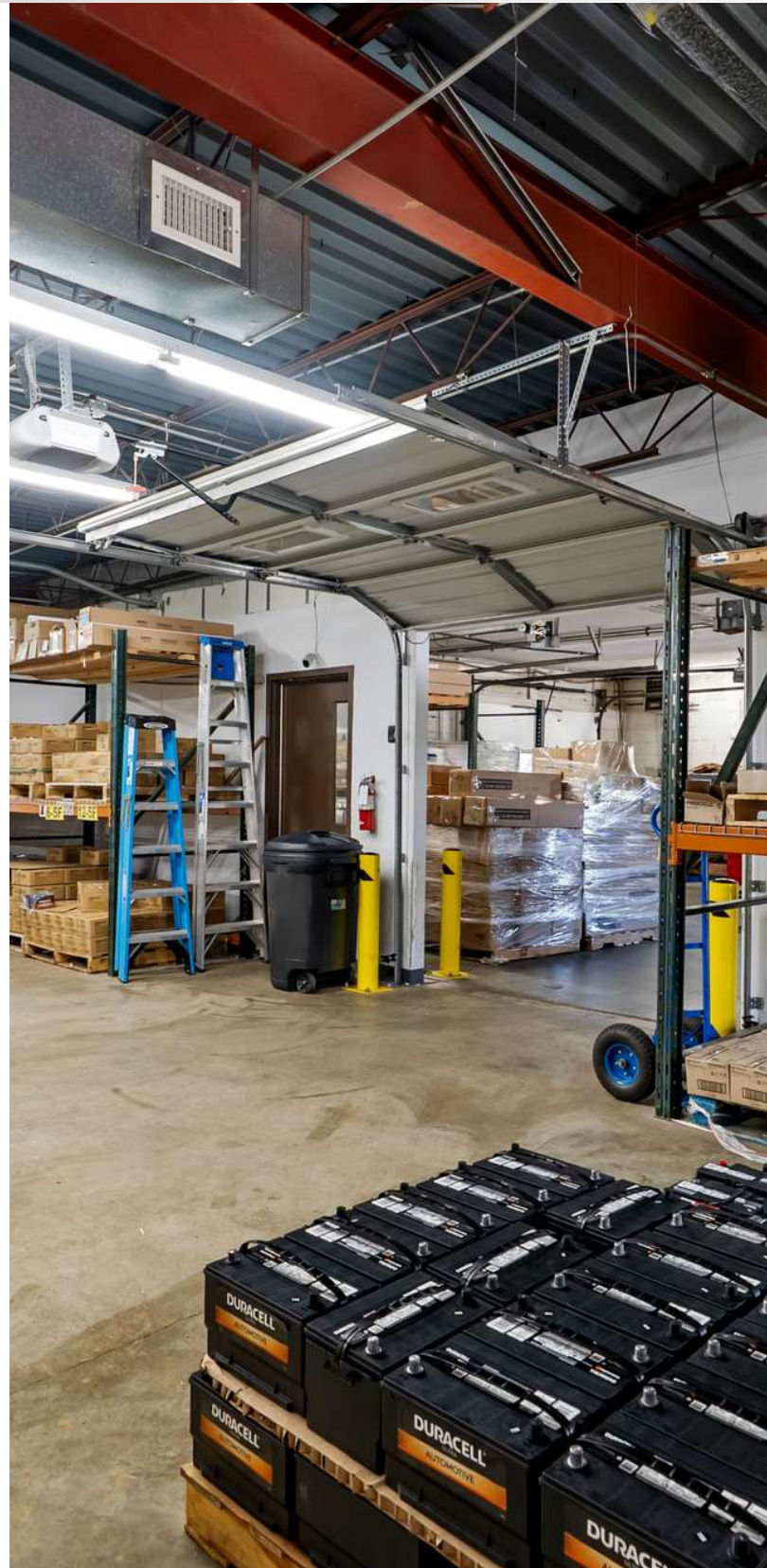
Building Name	112-116 Holloway Rd
Property Type	Office
Property Subtype	Office/Flex Building
APN	C-1
Building Size	7,764 SF
Lot Size	1.2 Acres
Building Class	B
Year Built	1979
Number of Floors	1
Construction Status	Central
Free Standing	Yes
Number of Buildings	1
Drive-in Doors	2

**112-116 Holloway Road** is strategically located just off Manchester Road—a major arterial corridor in St. Louis County. The property is highly accessible and a central location within Ballwin, MO. The property sits prominently at the signalized intersection of Holloway Road and Kehrs Mill Road, offering excellent visibility and ease of access for both local and regional traffic.

The site is approximately 8 minutes from Highway 141 and within a 15-minute drive from virtually any point in West County, making it an attractive destination for both customers and employees. Surrounded by a robust mix of national and regional retailers, the property benefits from consistent consumer traffic and strong co-tenancy. Nearby retailers and service providers include Target, Lowe's, Planet Fitness, Hi-Pointe Drive-In, Regions Bank, PNC Bank, Bank of America, Texas Roadhouse, and Elco Chevrolet, among many others.

Traffic counts reinforce the strategic value of this location, with approximately **8,197** vehicles per day along Holloway Road and over **38,326** vehicles daily along Manchester Road.

This high-traffic, high-visibility corner presents an outstanding opportunity for a variety of commercial uses in one of West St. Louis County's most established and economically vibrant submarkets.



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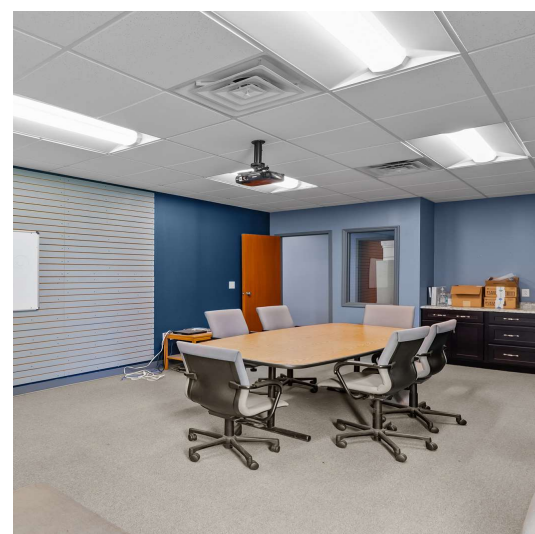
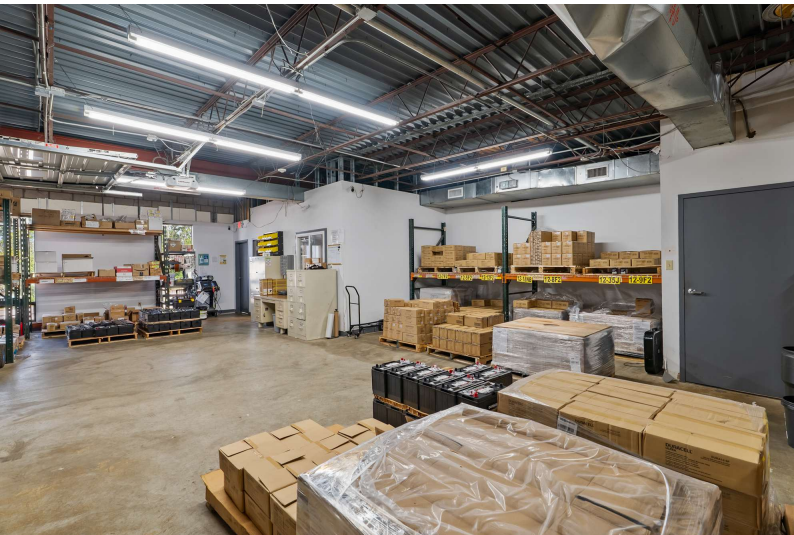
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## ADDITIONAL PHOTOS

112-116 HOLLOWAY RD



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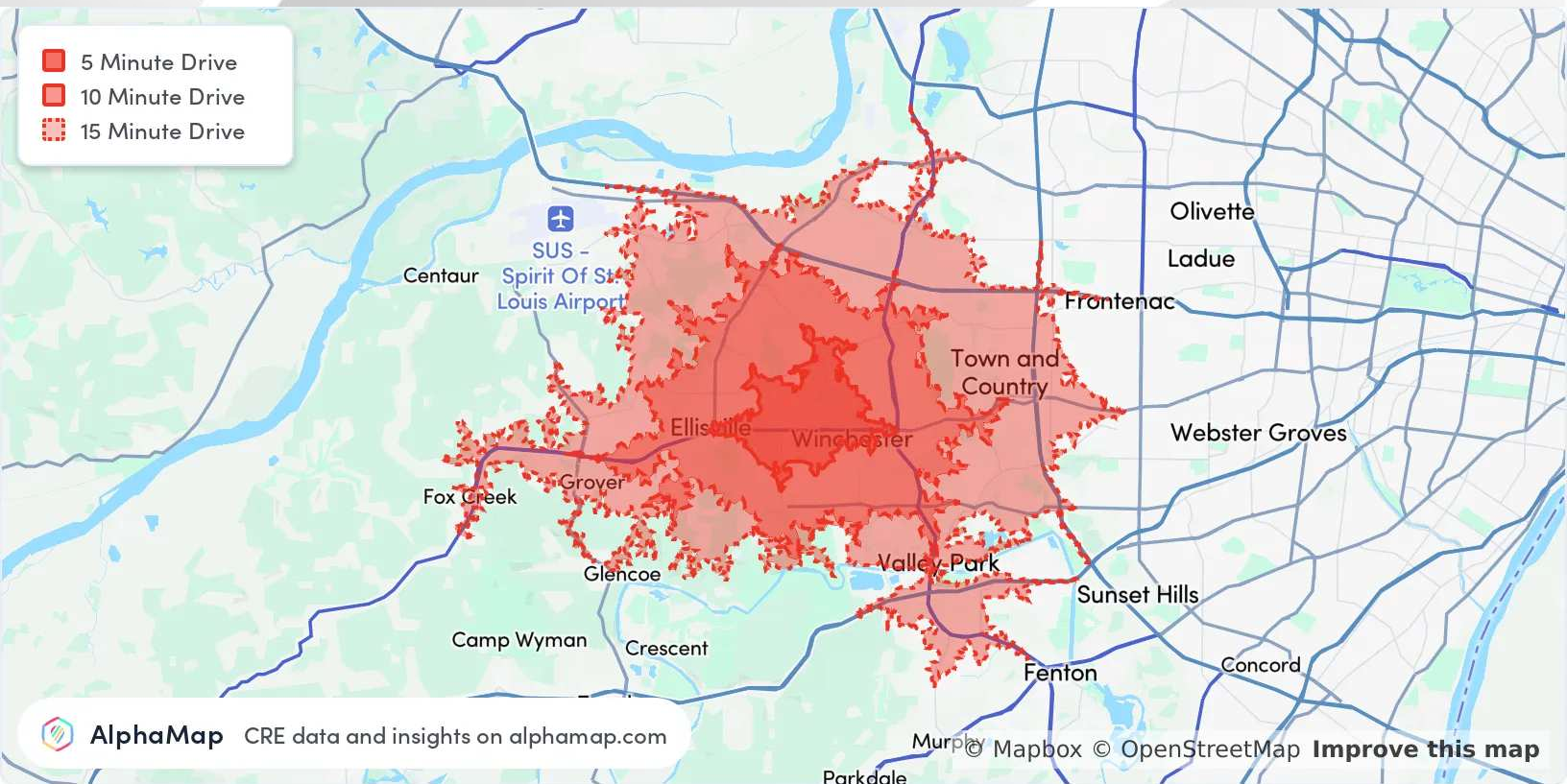
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**POPULATION****5 MINUTES****10 MINUTES****15 MINUTES**

Total Population	18,489	93,940	176,828
Average Age	42	43	43
Average Age (Male)	41	41	42
Average Age (Female)	43	44	44

**HOUSEHOLD & INCOME****5 MINUTES****10 MINUTES****15 MINUTES**

Total Households	7,524	36,602	69,289
Persons per HH	2.5	2.6	2.6
Average HH Income	\$126,333	\$155,633	\$164,180
Average House Value	\$367,076	\$445,795	\$505,103
Per Capita Income	\$50,533	\$59,858	\$63,146

Map and demographics data derived from AlphaMap



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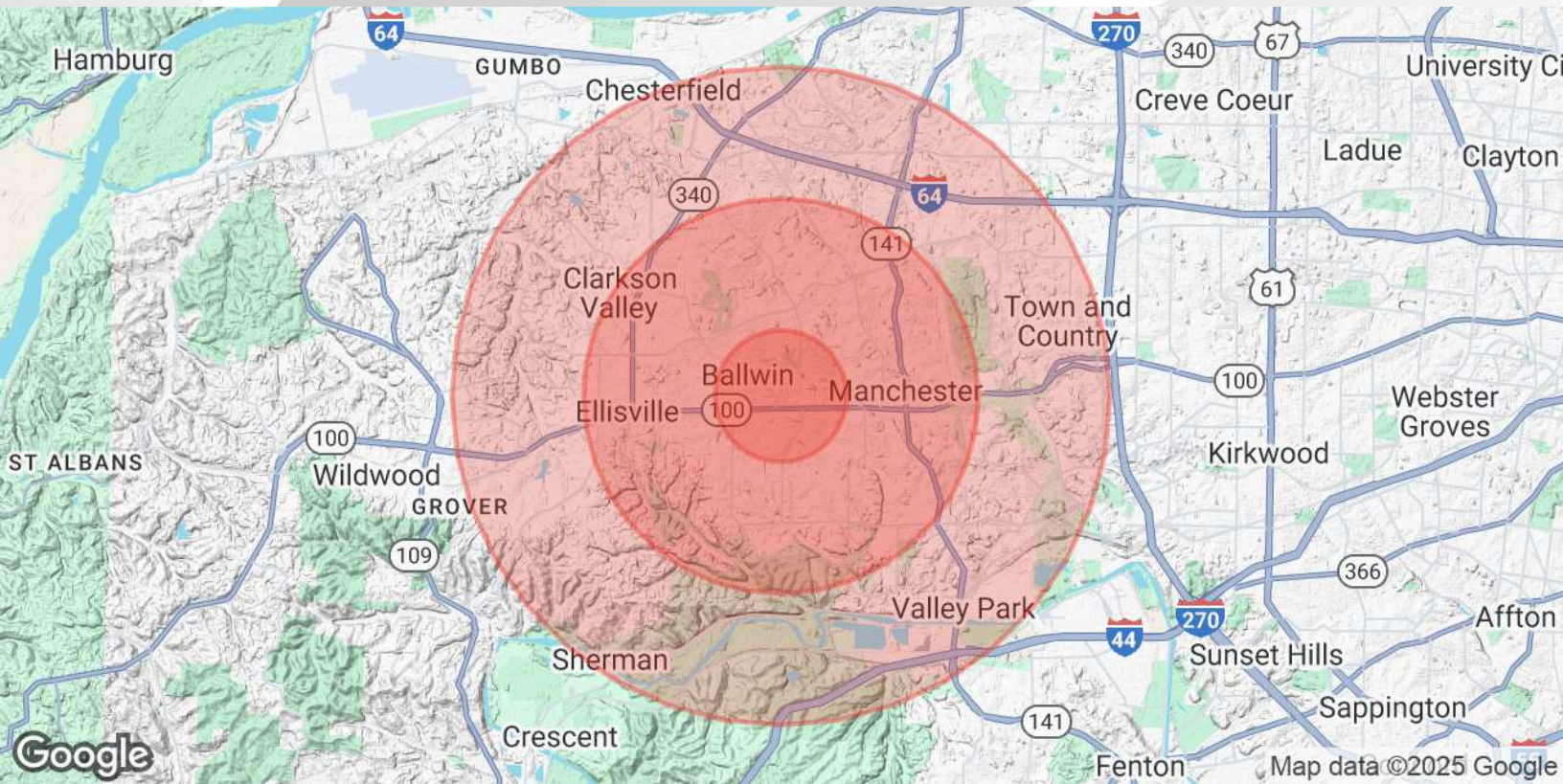
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**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	10,094	83,675	160,490
Average Age	41	43	43
Average Age (Male)	40	41	42
Average Age (Female)	42	44	44

**HOUSEHOLDS & INCOME****1 MILE****3 MILES****5 MILES**

Total Households	4,234	32,476	63,059
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$111,180	\$151,623	\$162,219
Average House Value	\$335,582	\$424,163	\$484,336

Demographics data derived from AlphaMap



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