

PROPERTY DESCRIPTION

Second-floor office space available for lease! Featuring a versatile layout including 5 offices, bullpen, restroom & breakroom, this space was previously used as a nail salon and classroom. The spacious interior is adaptable for various business needs, making it ideal for professional offices, health and wellness services, or educational purposes. Located on the heavily traveled Capitol Trail/ Kirkwood Highway, with over 34,000 vehicles per day, this property ensures excellent signage visibility and accessibility for your business.

AVAILABLE SPACE

- **Available:** 1,300 - 2,767 SF
- **Lease Rate:** \$15/SF + utilities
- **Traffic Counts:** 34,000+ AADT
- **Parking:** 36 surface spaces
- Pylon signage available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,991	69,173	184,737
Households	3,507	27,755	68,744
Average HH Income	\$66,452	\$74,715	\$79,849
Median Age	35.2	36.6	35.2

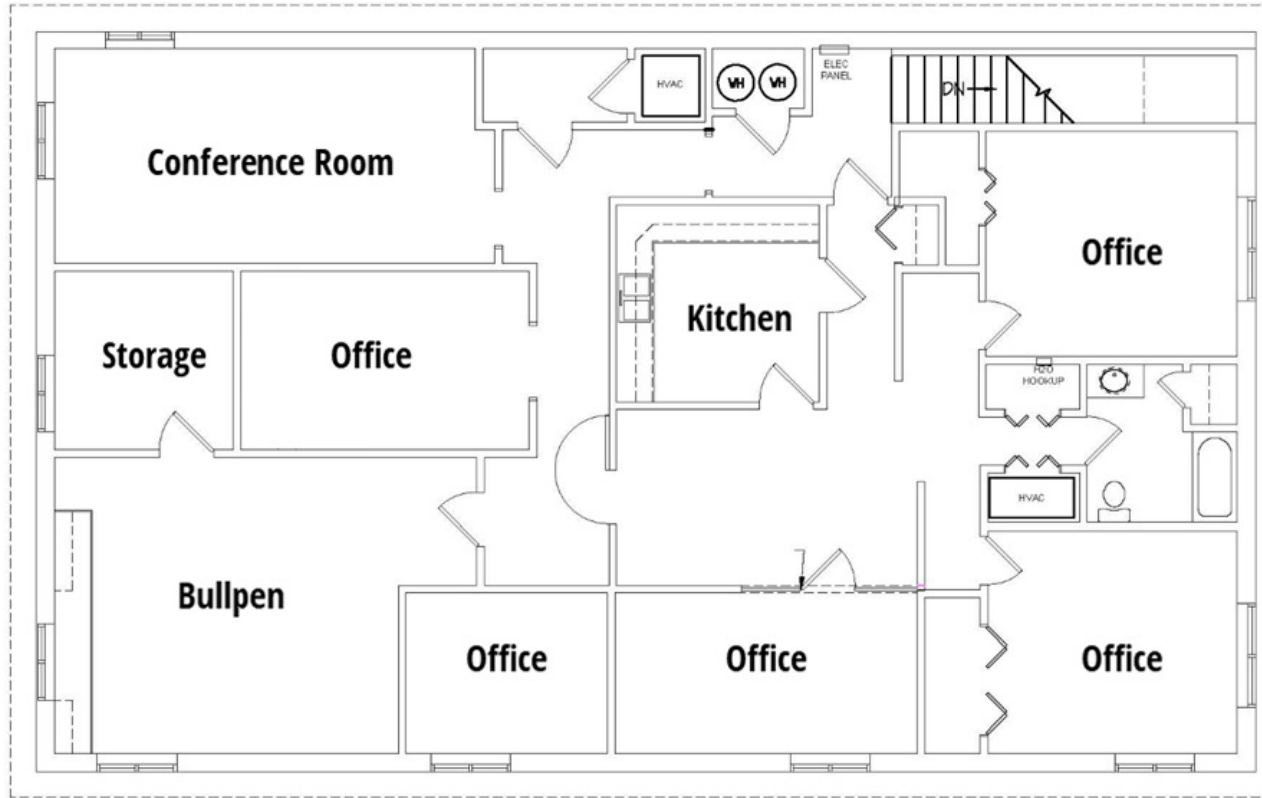


For More Information, Contact:

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SECOND FLOOR:
2,510 USABLE SQ. FT.
2,767 GROSS LEASABLE SQ. FT.

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SECOND FLOOR EXISTING PLAN

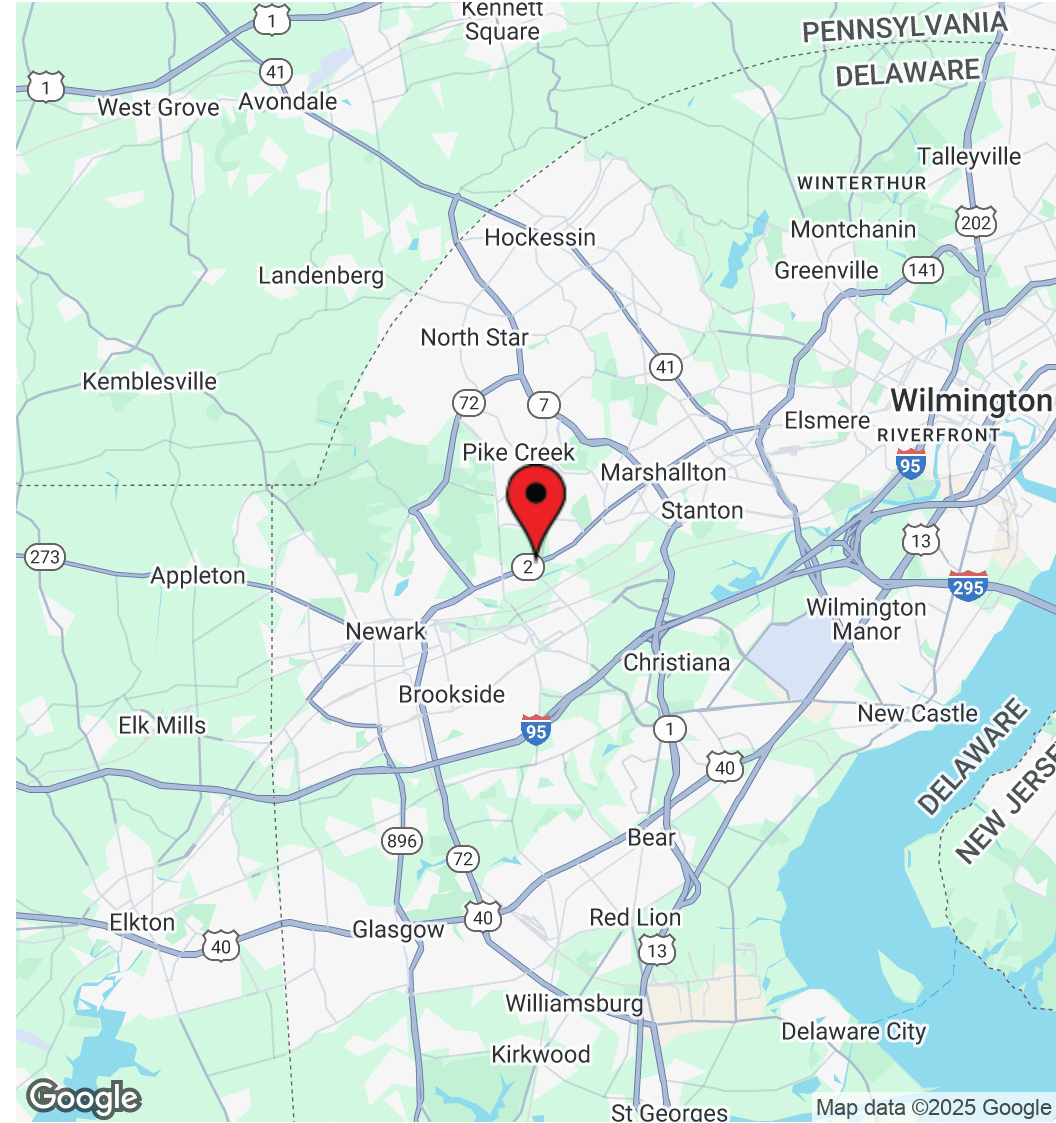
SCALE: 1/8"=1'-0"

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