



3189 & 3197 LEMAY FERRY RD

SAINT LOUIS, MO 63125

RETAIL SPACE FOR LEASE

EXCLUSIVELY LISTED BY:



DANIEL FLAIZ

INVESTMENT SALES AND LEASING
BROKER

17280 N Outer 40 Rd, Suite 201
Chesterfield, MO 63005

dflaiz@mckelveyproperties.com

Mobile: 314.267.8086

Office: 636.669.9111

RETAIL SPACE FOR LEASE | 2- 2,000 SQFT | 24,000+ VPD | LEASE RATE: \$12 PSFT NNN

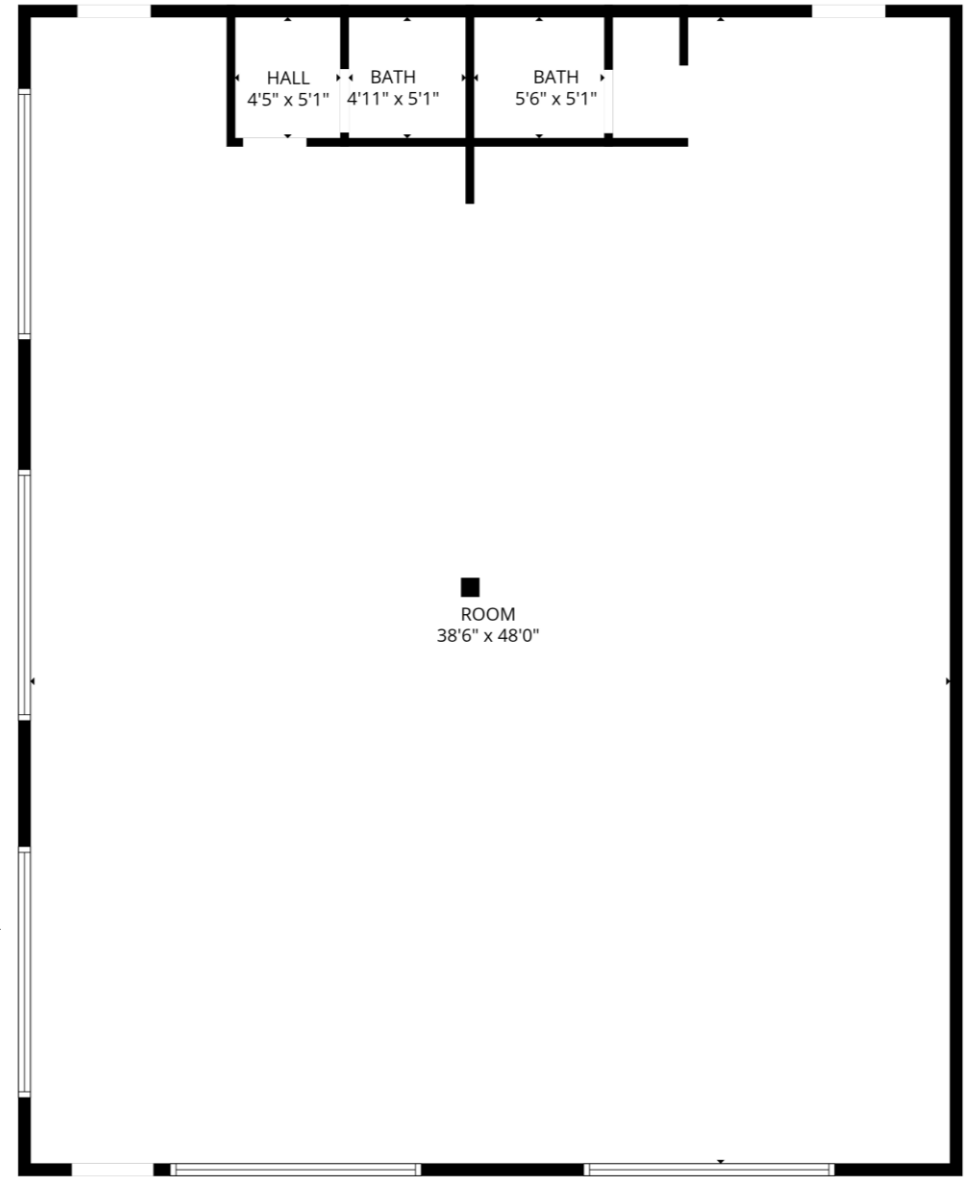
AERIAL



AERIAL

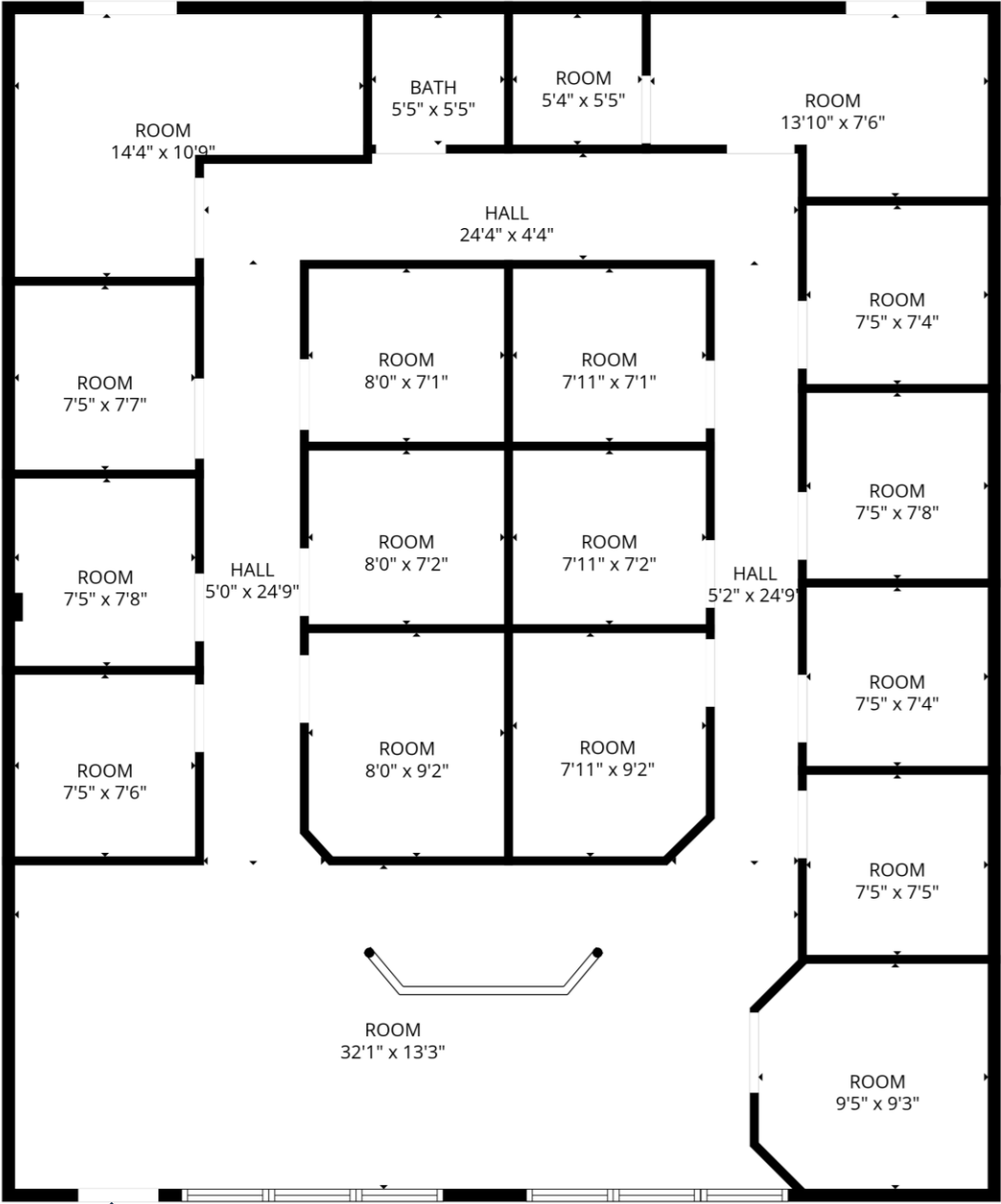


Suite 3197
Whitebox/Tenant Improvement Negotiable - 2,000 SQFT



ENTRANCE

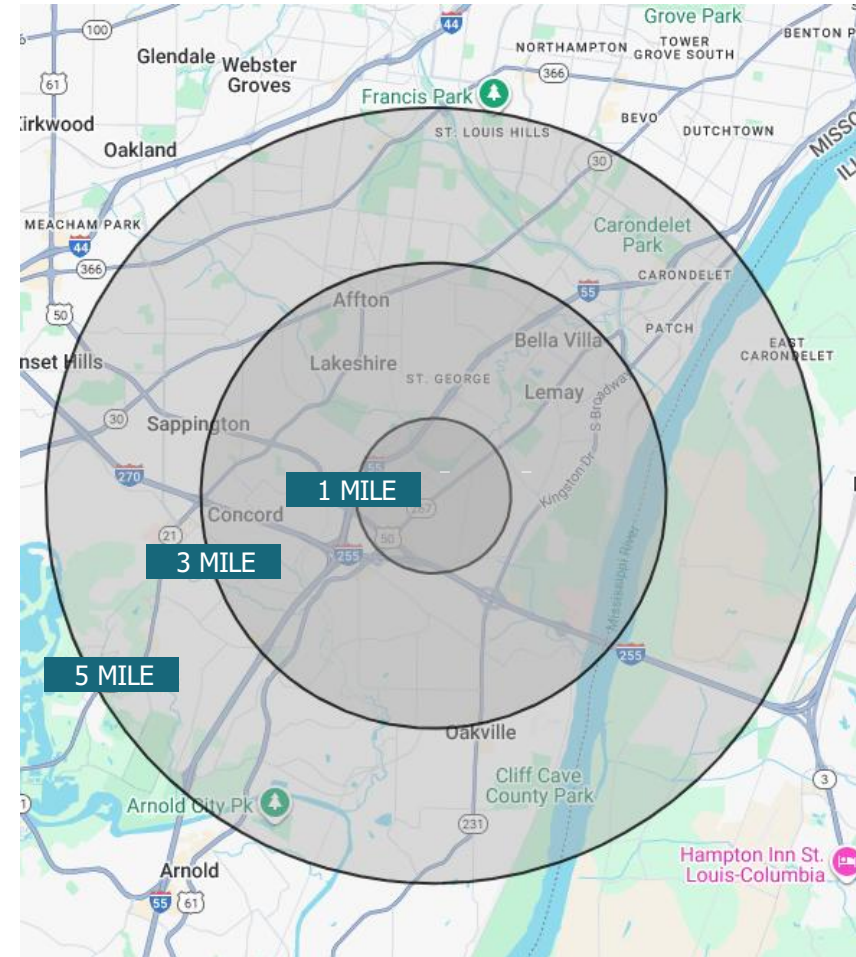
SUITE 3189
2,000 SQFT



ENTRANCE

DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	11,890	97,036	211,914
2024 Population	11,145	91,912	196,563
2029 Population Projection	10,864	89,785	190,363
Median Age	43	42.7	43.3
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	5,448	42,195	93,453
2024 Households	5,106	39,930	86,511
2029 Households Projection	4,975	38,985	83,681
Average Household Size	2.1	2.2	2.2
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$67,016	\$83,231	\$91,875
Median Household Income	\$55,216	\$64,085	\$70,127



196,563

2024 POPULATION
(5 Miles)

\$91,875

AVERAGE HH INCOME
(5 Miles)

\$70,127

MEDIAN HH INCOME
(5 Miles)

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