

sale or lease

10236 halls ferry st. louis, mo 63136

1.37 acre lot

2,643 square feet

excellent road frontage



PROPERTY DESCRIPTION

Salient is pleased to present this incredible opportunity to own +/- 2,643 SF of office, alongside a 1.37 acre lot. The four (4) private offices, reception area, and abundant storage accommodates a wide variety of users. Excellent road frontage along Halls Ferry Road and close proximity to I-270 provides both high visibility and accessibility. Perfect for Medical, Counselors, Contractors, or general office users.

The property is also available for lease at an attractive rate, only \$7/SF + NNN. Please reach out to the brokers for more information or to schedule a tour today.

PROPERTY HIGHLIGHTS

- For Sale & Lease
- +/- 2,643 SF of Office on 1.37 Acre Lot
- Excellent Road Frontage
- Close Proximity to I-270
- Four (4) Private Offices
- Reception Area & Abundant Storage

OFFERING SUMMARY

Sale Price:	\$310,000
Lease Rate:	\$7.00/SF + NNN (Est. \$2/SF)
Lot Size:	+/- 1.37 Acres
Building Size:	+/- 2,643 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,507	38,233	81,885
Total Population	11,675	93,893	200,673
Average HH Income	\$53,533	\$57,877	\$60,325



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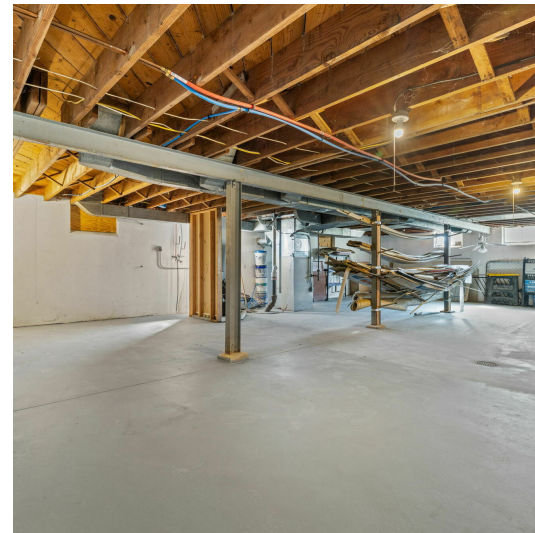
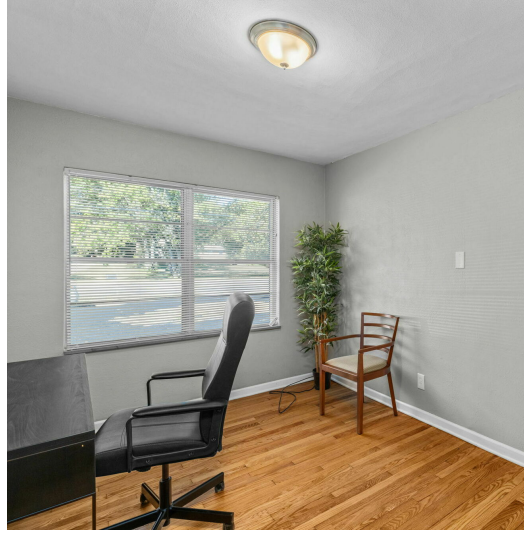
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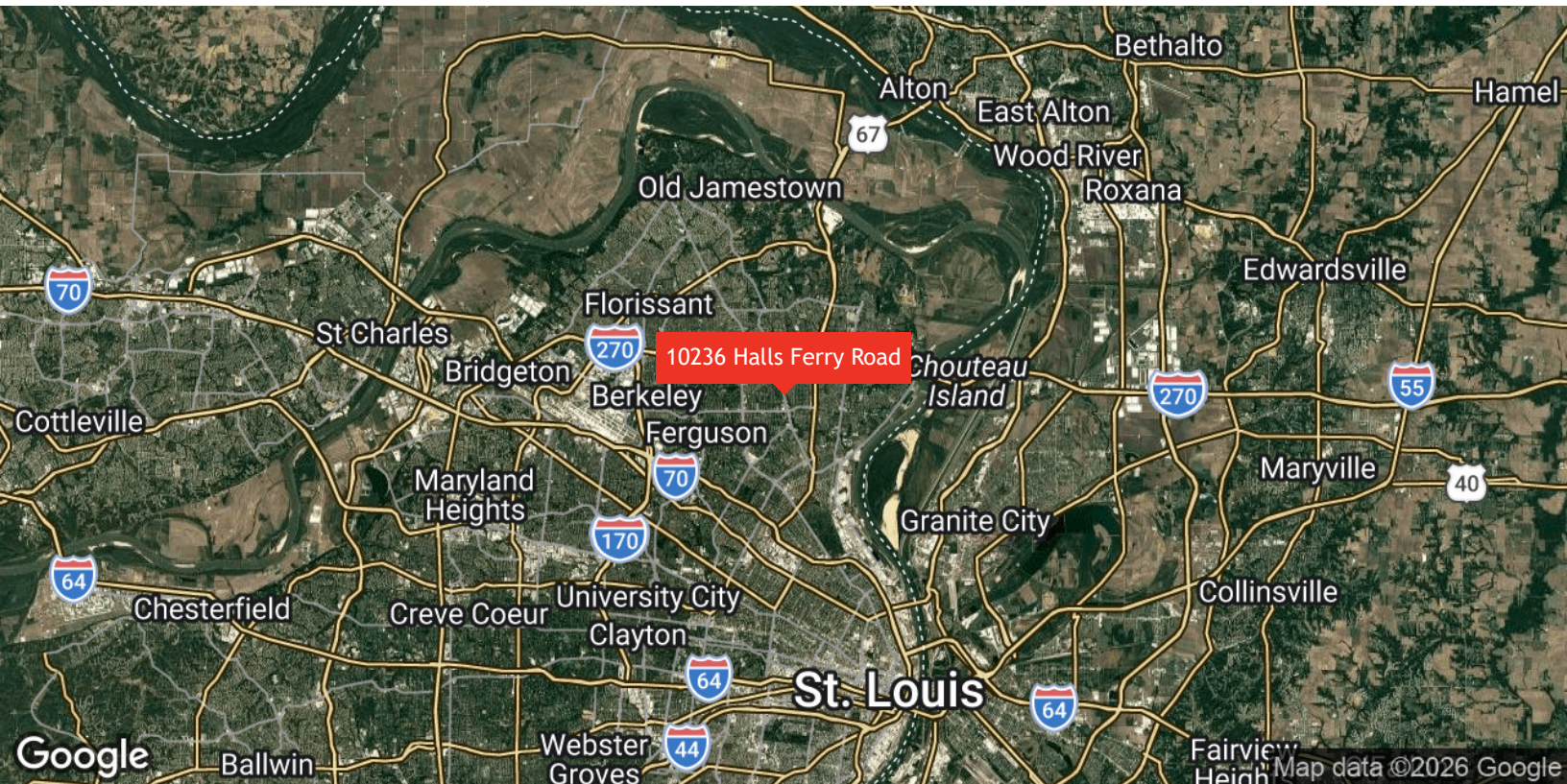
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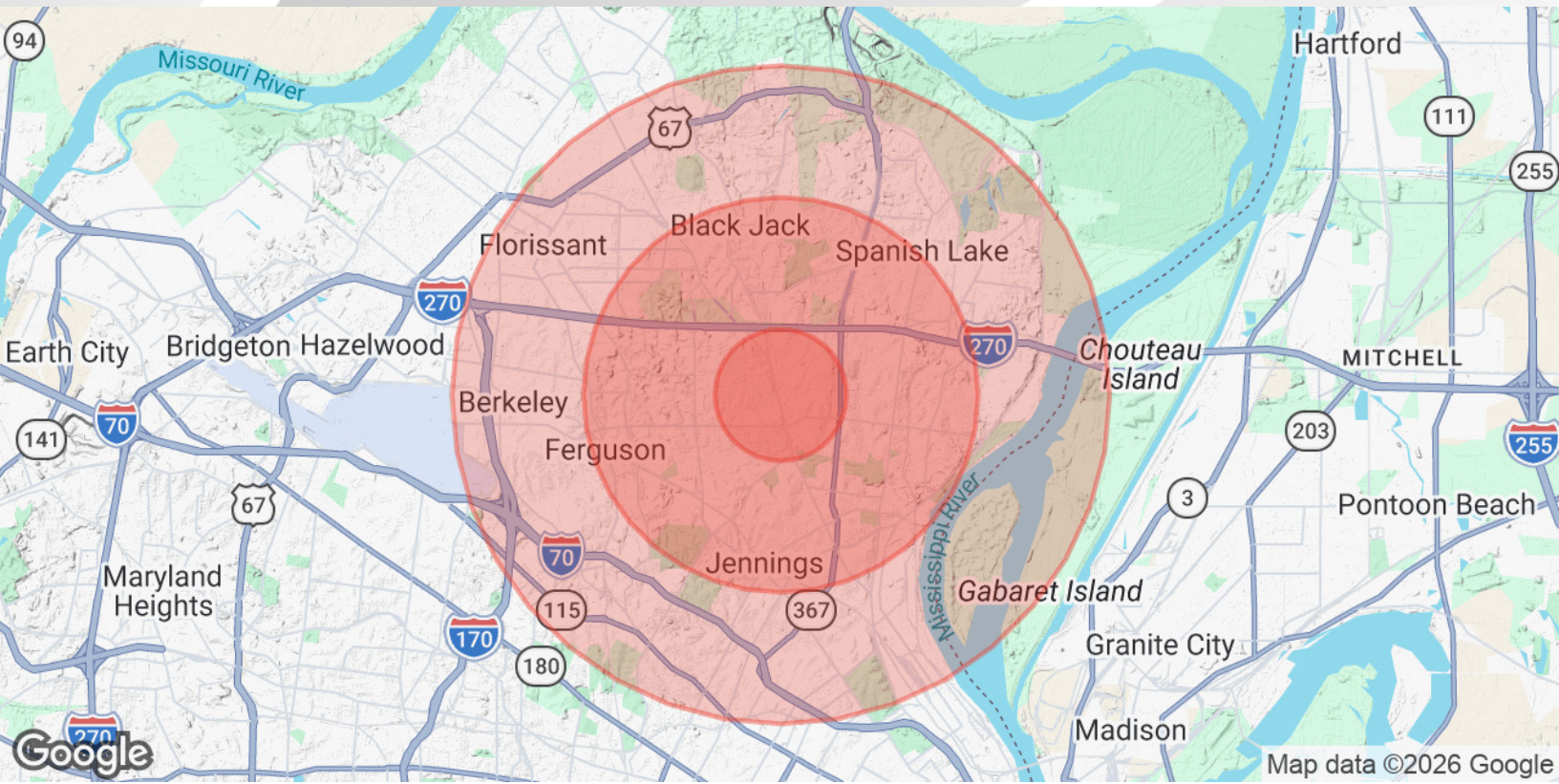
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,675	93,893	200,673
Average Age	38	40	40
Average Age (Male)	36	37	38
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,507	38,233	81,885
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$53,533	\$57,877	\$60,325
Average House Value	\$150,300	\$152,021	\$145,794

Demographics data derived from AlphaMap



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