



TURNKEY FITNESS FACILITY

SCAN HERE!



EDDIE CHERRY, CCIM

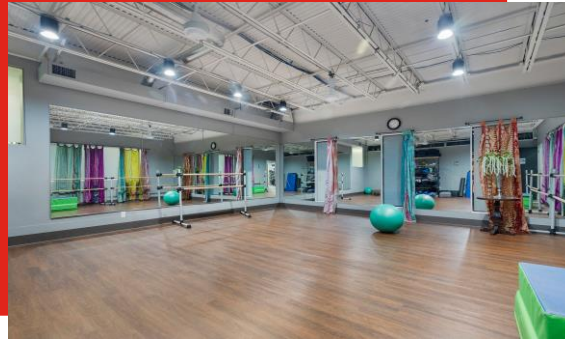
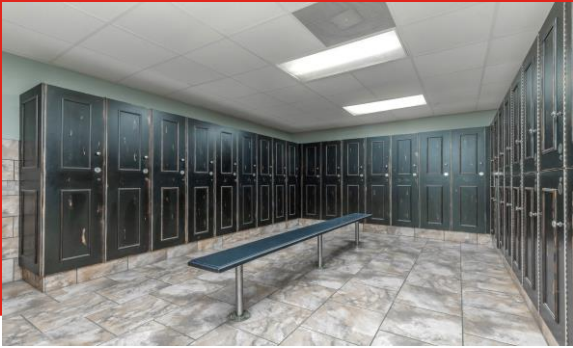
Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

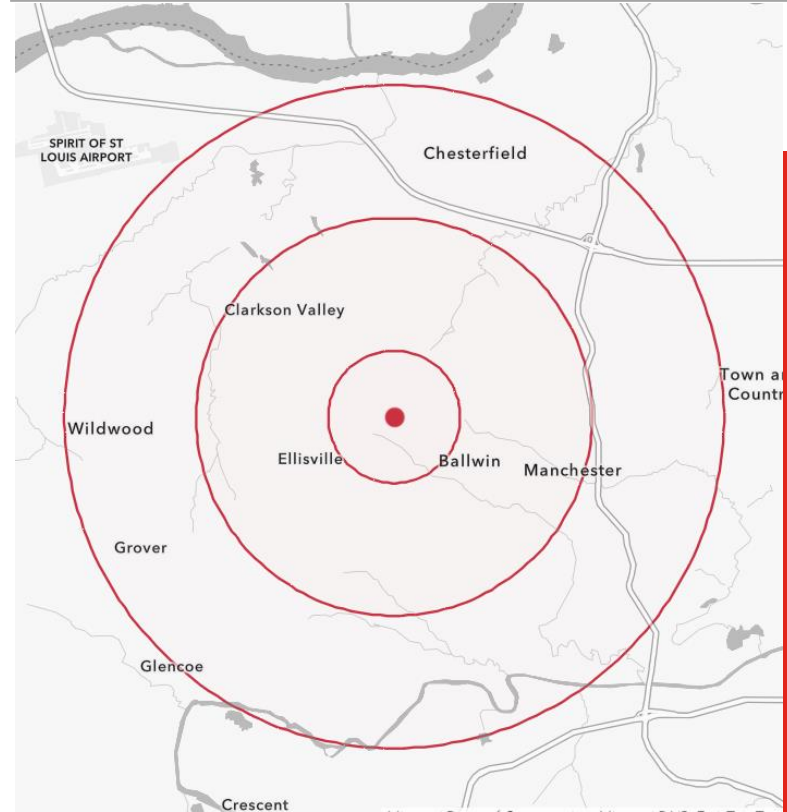
**920 KEHRS MILL ROAD
BALLWIN, MO 63011
18,259 S.F. | \$1,750,000 (\$95/S.F.)**

PROPERTY INFORMATION



- **TURN-KEY FITNESS FACILITY IN BALLWIN, MO**
- **FULLY-EQUIPPED WITH OPEN FITNESS AREA, 2 RACQUETBALL COURTS, LOCKER ROOMS, SAUNAS, STEAM ROOMS AND WHIRLPOOL TUBS**
- **ABUNDANT PARKING**
- **VERSATILE FLOOR PLAN CAN ACCOMMODATE MULTIPLE USES**
- **NEAR INTERSECTION OF KEHRS MILL ROAD AND CLAYTON ROAD**
- **AVERAGE HH INCOME IN A 1 MILE RADIUS IS \$176,000**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,058	80,525	163,011
HOUSEHOLDS	3,200	31,729	63,438
AVERAGE HH INCOME	\$176,132	\$187,102	\$187,702



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SITE

MEADOWBROOK COUNTY CLUB

CLAYTON ROAD



KEHRS MILL ROAD
THE BARN LUCERNE



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AERIAL



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