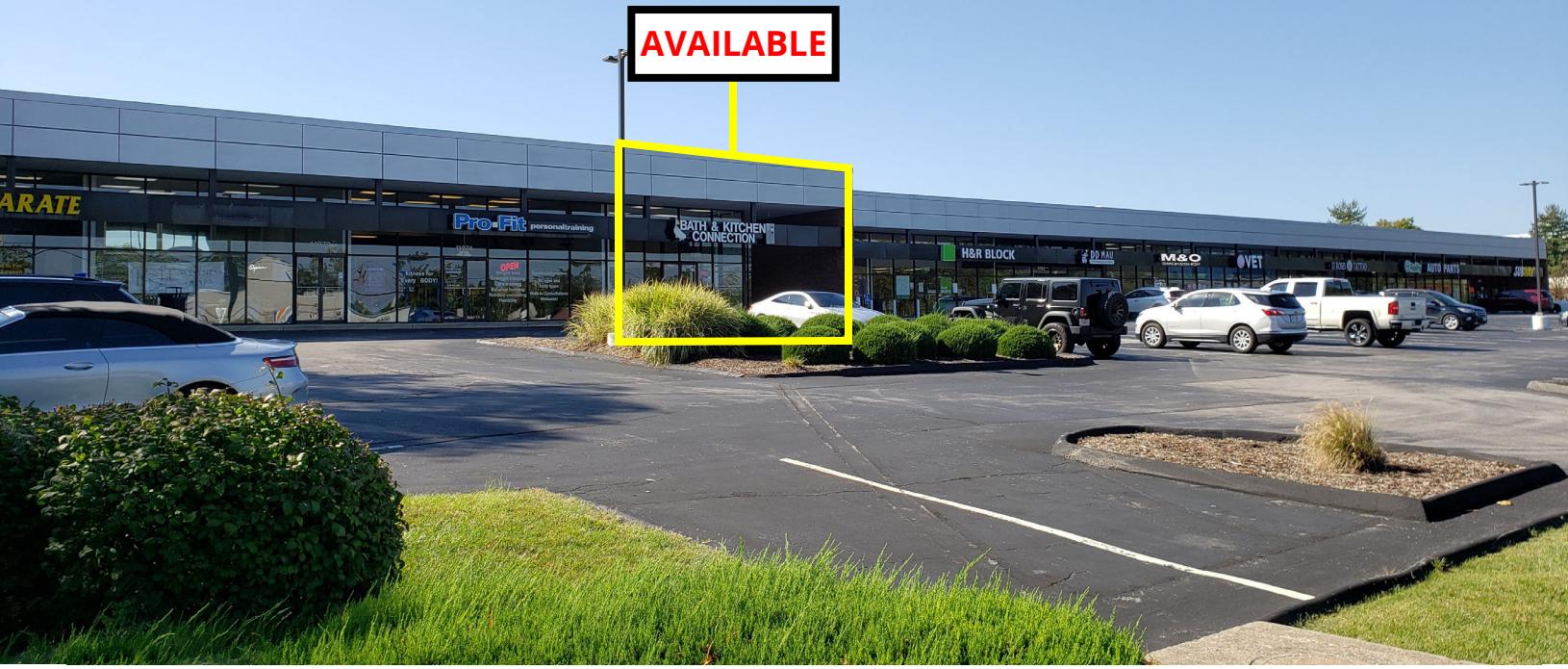


3,400 SF RETAIL / SERVICE SPACE AVAILABLE FOR LEASE

11970-11994 DORSETT ROAD | MARYLAND HEIGHTS, MO 63043



3,400 SF RETAIL / SERVICE SPACE AVAILABLE

- 11976 Dorsett Road
- Dock loading available
- Located at the signalized intersection of Dorsett Road and Metro Blvd just east of I-270
- High visibility from and direct access to Dorsett Road
- Plentiful parking
- Excellent building signage available facing Dorsett Road
- Co-tenants include H&R Block, O'Reilly Auto Parts, Subway, DD Mau Vietnamese Eatery, Thirteen Roses Tattoo, and El Jarocho Mexican Restaurant
- Traffic volume on Dorsett Road: over 29,000 vehicles per day

▪ LEASE RATE: CALL BROKER FOR DETAILS

For additional information, please contact:

BO KEEFER

bkeefer@hutkin.com

314.708.1258 o.

314.973.1242 m.

TONY GIARRATANO

tony@hutkin.com

314.708.4922 o.

314.276.2352 m.

HUTKIN

DEVELOPMENT COMPANY

10829 OLIVE BOULEVARD, SUITE 200

ST. LOUIS, MISSOURI 63141

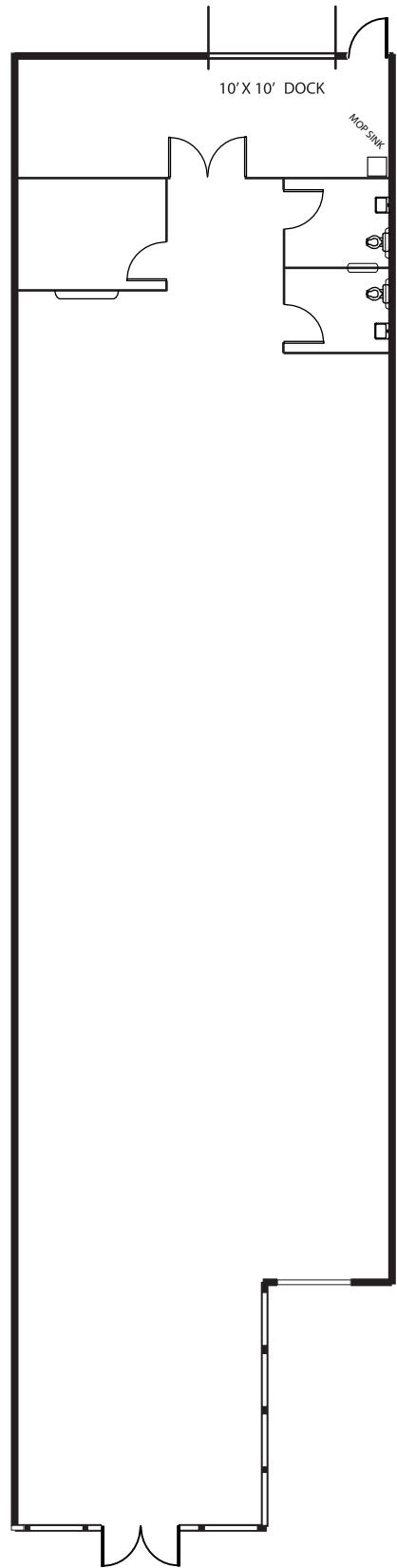
314.872.9140 PHONE

314.872.9001 FAX

WWW.HUTKIN.COM

3,400 SF RETAIL / SERVICE SPACE AVAILABLE FOR LEASE

11970-11994 DORSETT ROAD | MARYLAND HEIGHTS, MO 63043



11976 DORSETT ROAD
3,400 SF

3,400 SF RETAIL / SERVICE SPACE AVAILABLE FOR LEASE

11970-11994 DORSETT ROAD | MARYLAND HEIGHTS, MO 63043



1-MILE DEMOGRAPHICS

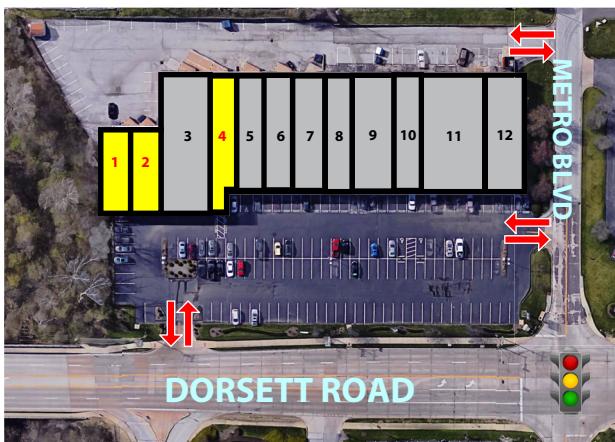
POPULATION:	5,743
DAYTIME EMPLOYMENT:	16,612
NO. OF HOUSEHOLDS:	2,382
AVG. HOUSEHOLD INCOME:	\$97,354

3-MILE DEMOGRAPHICS

POPULATION:	72,037
DAYTIME EMPLOYMENT:	89,593
NO. OF HOUSEHOLDS:	32,171
AVG. HOUSEHOLD INCOME:	\$94,460

5-MILE DEMOGRAPHICS

POPULATION:	150,758
DAYTIME EMPLOYMENT:	177,813
NO. OF HOUSEHOLDS:	65,498
AVG. HOUSEHOLD INCOME:	\$101,400



NO.	ADDRESS	TENANT	SIZE (SF)
1	11970 Dorsett Road	AVAILABLE	2,700
2	11972 Dorsett Road	AVAILABLE	2,700
3	11974 Dorsett Road	PF Personal Training	3,600
4	11976 Dorsett Road	AVAILABLE	3,400
5	11978 Dorsett Road	El Jarocho	3,000
6	11980 Dorsett Road	H & R Block	3,000
7	11982 Dorsett Road	DD Mau Vietnamese Eatery	3,000
8	11984 Dorsett Road	O&S Smoke Shop	2,250
9	11986 Dorsett Road	Family Animal Hospital	3,750
10	11988 Dorsett Road	Thirteen Roses Tattoo	3,050
11	11990-11992 Dorsett Road	O'Reilly Auto Parts	6,000
12	11994 Dorsett Road	Subway	3,000