



EXCLUSIVELY LISTED BY:

10455 ST. CHARLES ROCK ROAD

SAINT ANN, MO 63074

RETAIL SPACE FOR LEASE

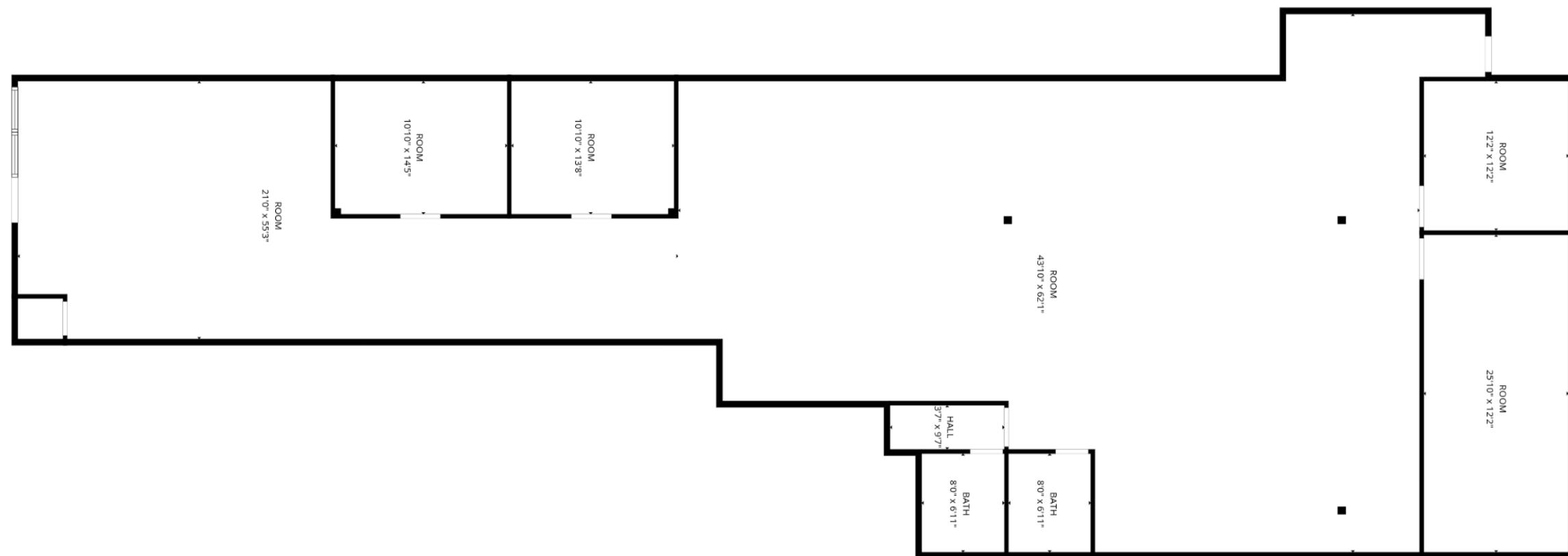


DANIEL FLAIZ

INVESTMENT SALES AND LEASING
BROKER
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Chesterfield, MO 63005
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Mobile: 314.267.8086
Office: 636.669.9111

RETAIL SPACE FOR LEASE | 3,800 SQFT | 38,000+ VPD | LEASE RATE: \$12 PSFT NNN

FLOORPLAN



INTERIOR



DEMOGRAPHICS

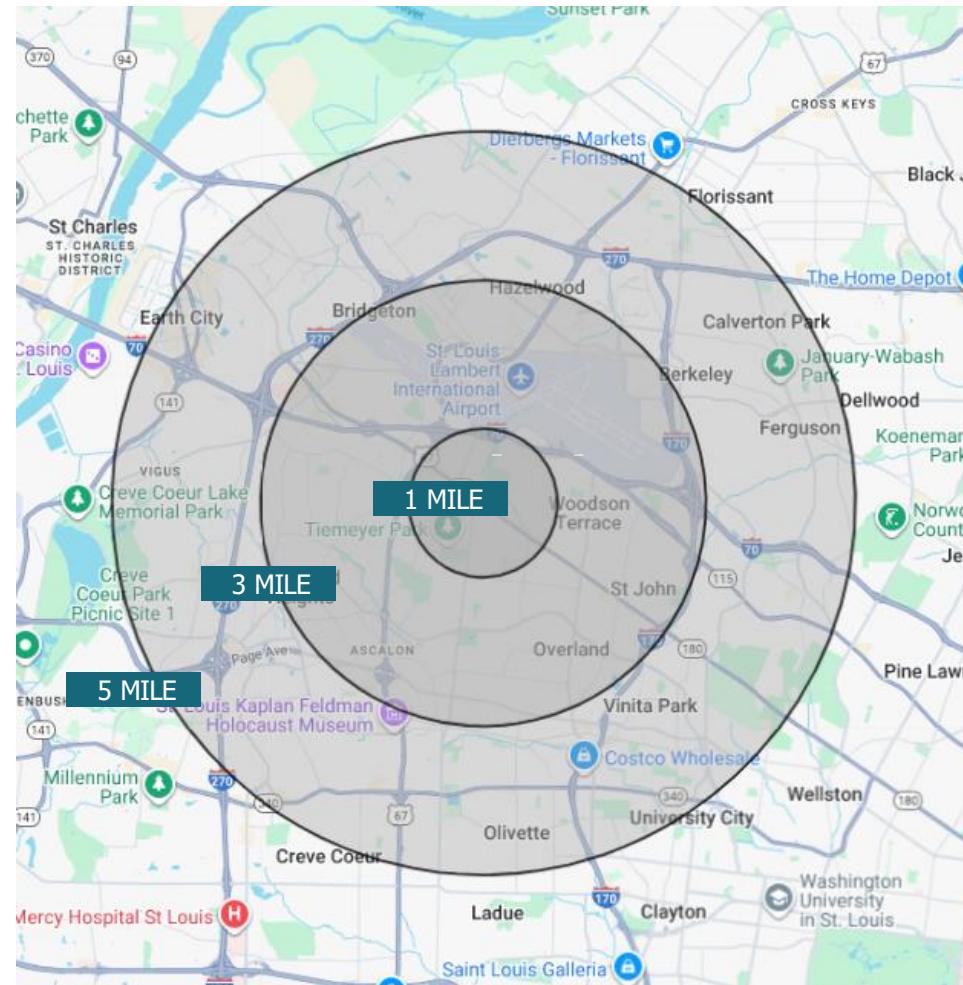
POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	13,267	70,868	197,730
2024 Population	12,852	69,911	196,185
2029 Population Projection	12,614	68,864	193,664
Median Age	41.2	40.3	38.8
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	6,076	29,810	84,000
2024 Households	5,893	29,360	83,716
2029 Households Projection	5,780	28,898	82,599
Average Household Size	2.1	2.3	2.3
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$53,720	\$67,049	\$75,721
Median Household Income	\$44,815	\$52,089	\$56,099

196,185 \$75,721 \$56,099

2024 POPULATION
(5 Miles)

AVERAGE HH INCOME
(5 Miles)

MEDIAN HH INCOME
(5 Miles)



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