

FOR SALE / LEASE

5,055 SF Retail / Office Center

7424 Murdoch Ave, Shrewsbury MO 63119

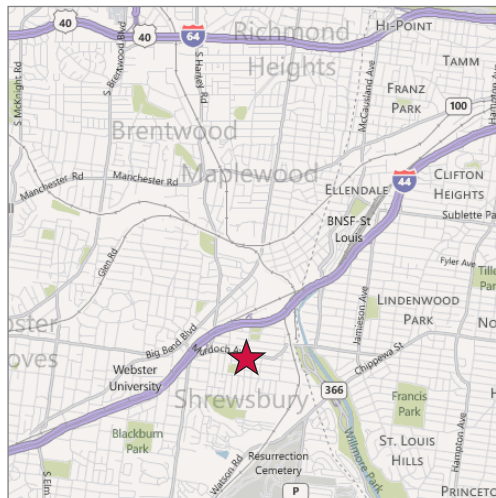


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	14,028	142,590	370,650
Households	6,615	66,348	163,764
Avg HH Inc.	\$61,919	57,970	62,932

Traffic Counts

- 11,930 VPD on Murdoch Ave
- 10,560 VPD on Shrewsbury Ave
- 26,450 VPD on Laclede Station



Property Highlights

- 2,400 SF for lease in 5,055 SF neighborhood retail / office center
- Located at the highly visible corner of Shrewsbury & Murdoch
- Plenty of surrounding rooftops to support tenant mix
- Building / pylon signage available
- Located at signalized intersection
- Available suites:
1,000 SF office suite
700 SF dental suite
600 SF office / retail suite
100 SF office / retail suite

New Sale Price

~~\$530,000~~ **\$399,900**

Lease Rate

\$13.50 psf, NNN



Commercial Real Estate Services, Worldwide.

Contact

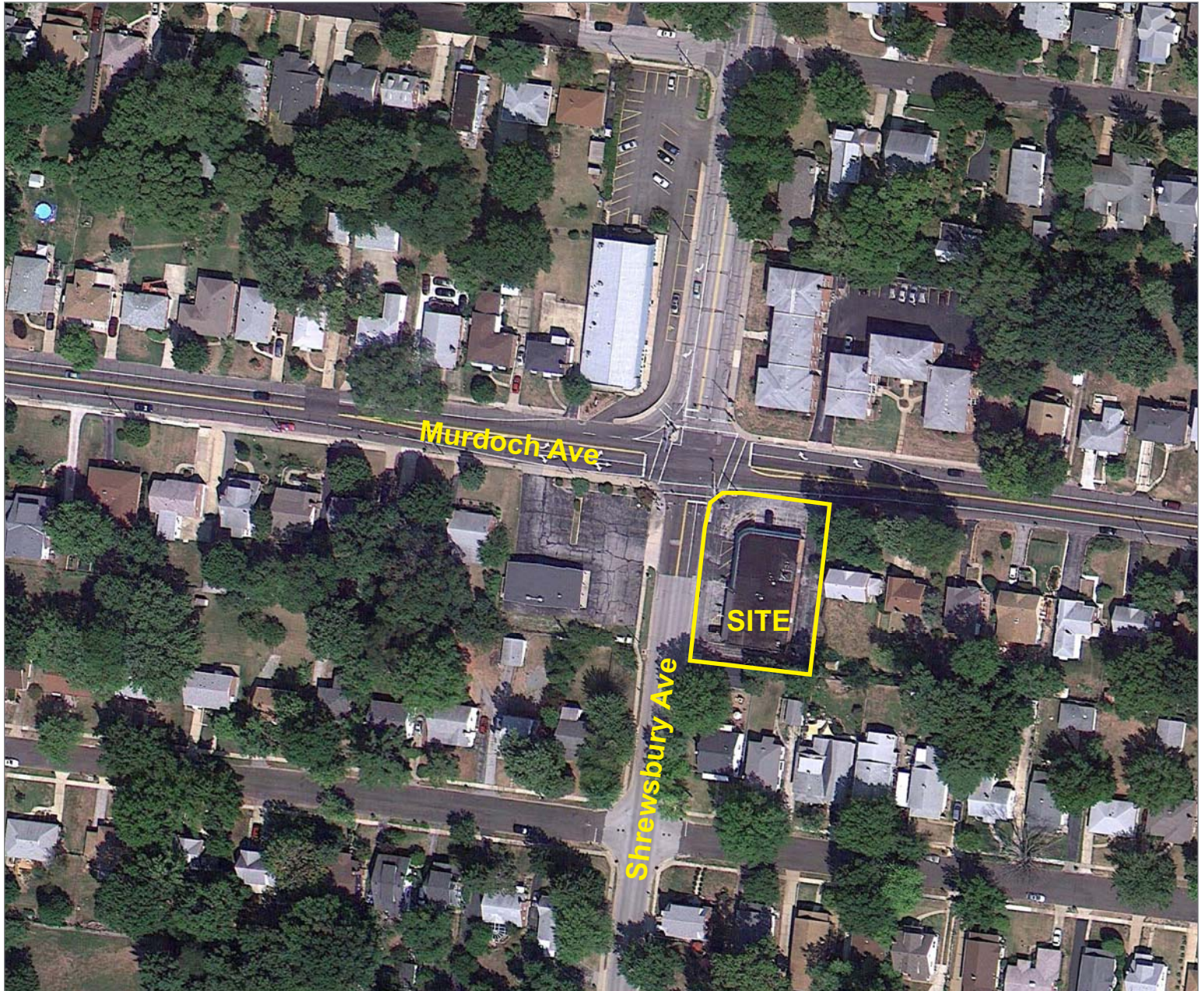
William R. Barnes
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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AERIAL

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