

FOR SALE / LEASE Office / Retail Space

3201-3229 S. Brentwood Blvd, Webster Groves MO 63119

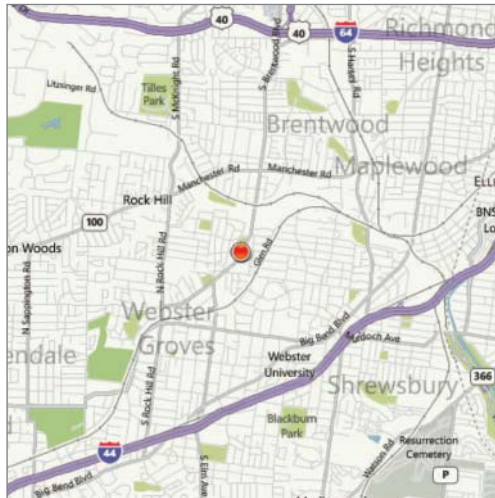


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	12,139	104,638	302,119
Households	4,980	48,061	135,479
Avg HH Inc.	\$86,342	85,674	80,307

Traffic Counts

- 23,000 VPD on Brentwood Blvd



Property Highlights

- 20,768 SF multi-tenant neighborhood center on 1.28 acres
- 462 SF available on the 2nd floor
- 686 SF available on the 2nd floor
- 4:1,000 parking ratio
- Building & monument signage
- Handicap accessible

Sale Price / Lease Rate

\$1,450,000 / \$11 psf, Full Service



Commercial Real Estate Services, Worldwide.

Contact

William Barnes, III
314 994 4401
wbarnes@naidesco.com

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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