

FOR LEASE 2,025 SF Endcap Retail Space

8670 Big Bend Blvd, Webster Groves MO 63119

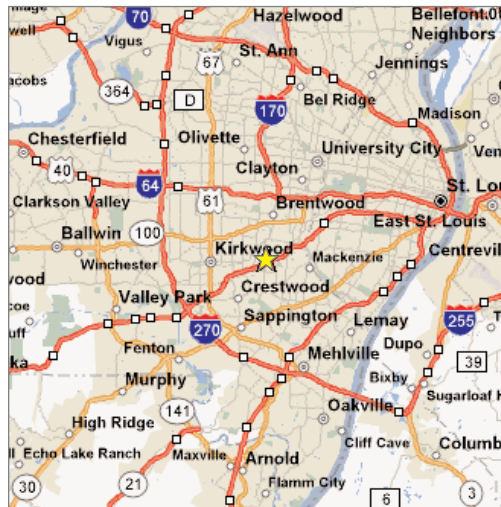


U.S. Census Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|----------|---------|---------|
| Population | 10,997 | 102,919 | 275,302 |
| Households | 4,485 | 46,272 | 125,010 |
| Avg HH Inc. \$ | \$95,314 | 78,444 | 77,523 |

Traffic Counts

- 114,820 VPD on I-44
- 24,490 VPD on Elm
- 10,180 VPD on Big Bend



Property Highlights

- 2,025 SF endcap available in multi-tenant retail / office building
- Former restaurant space
- Adjacent to Schnucks Supermarket
- Situated at a prominent lighted intersection
- Signage available on Big Bend

Lease Rate

\$25.00 psf, NNN



Commercial Real Estate Services, Worldwide.

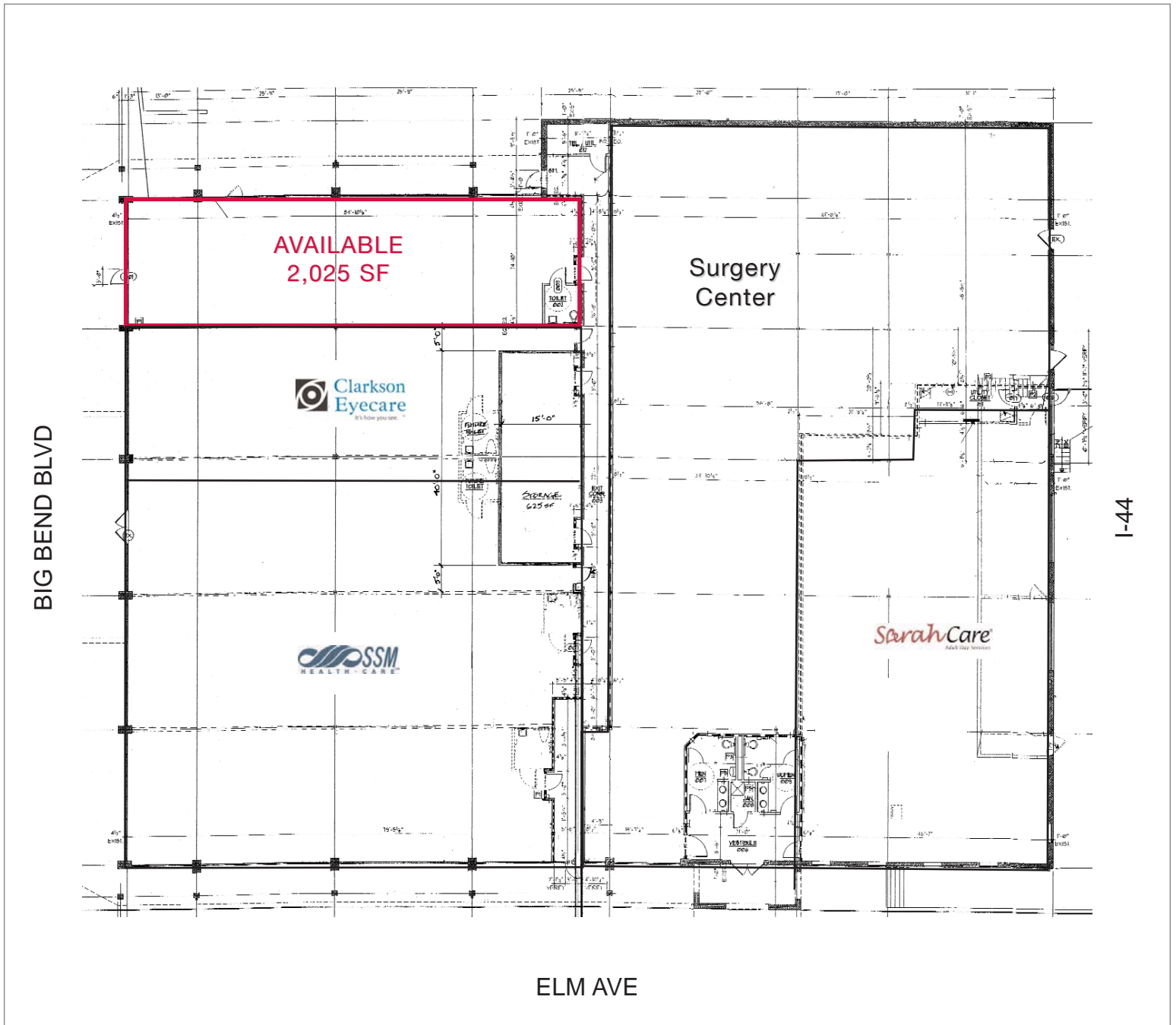
Contact

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FLOOR PLAN

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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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