

FOR SALE / LEASE New Office / Medical Building

516 Greenway Manor Dr, Florissant MO 63031

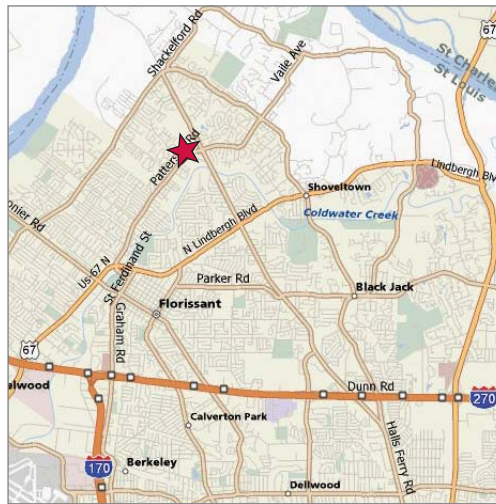


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	14,267	75,774	142,385
Households	5,103	38,567	65,824
Avg HH Inc.	\$66,514	65,388	61,490

Traffic Counts

- 21,640 AWT on Patterson Rd
- 33,942 AADT on New Halls Ferry Rd



Property Highlights

- 5,940 SF office / medical bldg
- 78% leased to long-term NNN tenant with increases
- 1,300 SF remaining for lease
- Generous build-out allowance
- 4.6:1000 parking ratio
- Excellent opportunity for owner/user
- Located at the corner of Greenway Manor & Patterson Rd, just 2 blocks west of New Halls Ferry Rd
- Additional space available in adjoining 2,910 SF building

Lease Rate / Sale Price

\$13.00 psf, NNN / \$1,200,000



Commercial Real Estate Services, Worldwide.

Contact

David Branding
314 994 4948
dbranding@naidesco.com

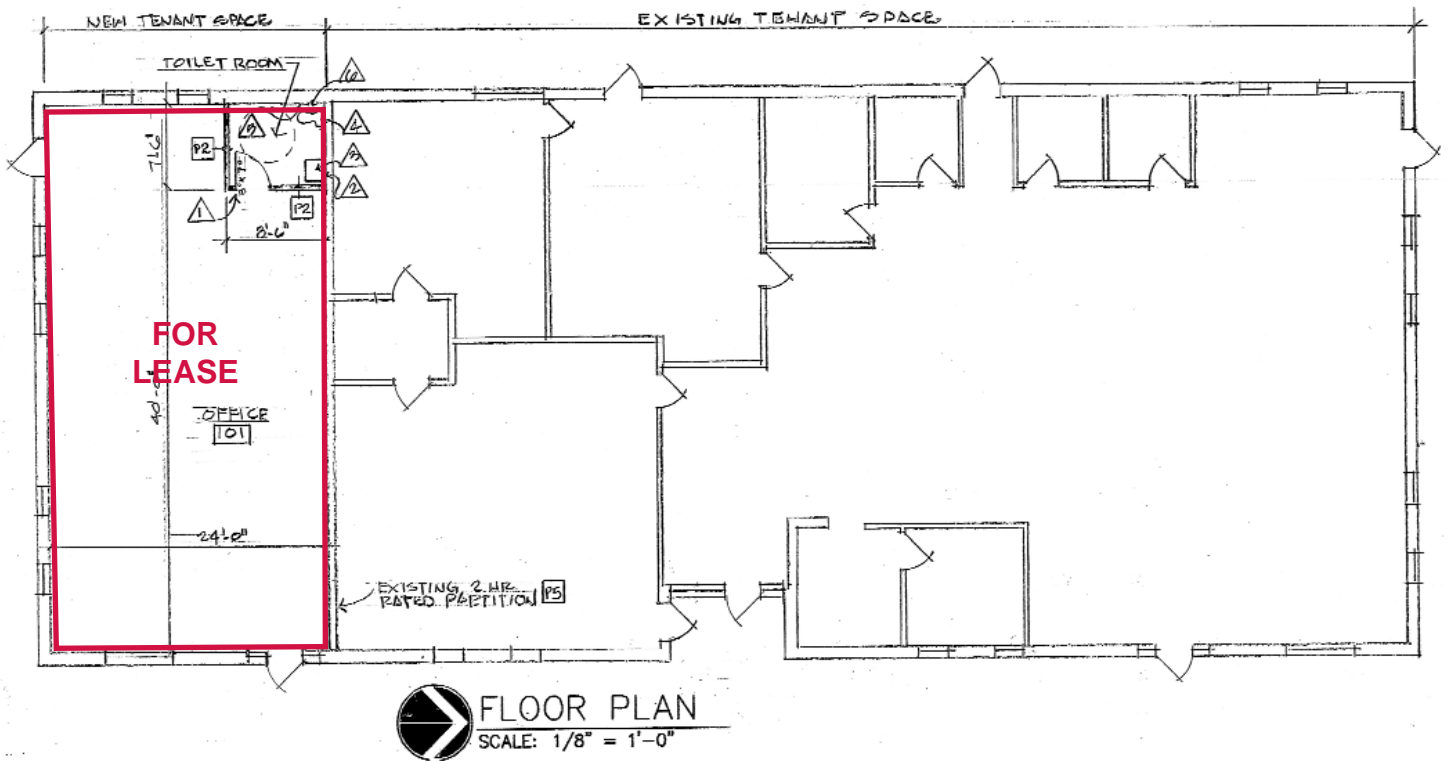
Matt Hirsch
314 994 2324
mhirsch@naidesco.com

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.

8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 Fax 314 994 4088
www.naidesco.com

FLOOR PLAN

500 Greenway Manor Dr, Florissant MO 63031



Contact



Commercial Real Estate Services, Worldwide.

David Branding
314 994 4948
dbranding@naidesco.com

Matt Hirsch
314 994 2324
mhirsch@naidesco.com