

8780 Pershall Road Hazelwood, MO

FOR LEASE - 24,879 SF



- Join Home Décor Liquidators, Hancock Fabrics Dollar General and McDonalds
- Exceptional highway exposure, located in the south-east quadrant of I-270 & I-170
- Prominent signage
- Ample parking
- Densely populated neighborhood trade area
- Area Retailers: Schnucks, Walgreens, Old Time Pottery, Office Depot, Kmart, Golds Gym, Dierbergs, Walmart Supercenter & Sams Club



Contact:

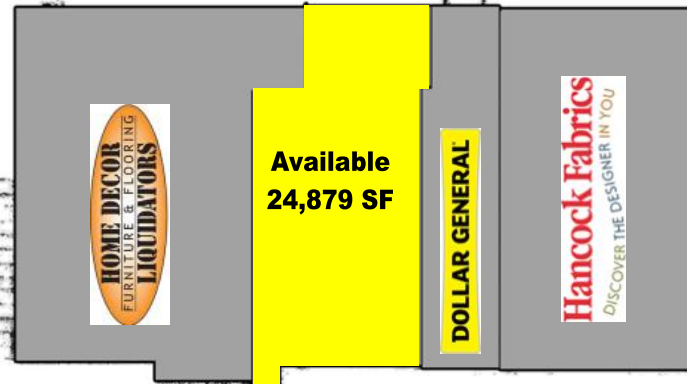
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The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

N. Hanley Rd.



126,394 vpd



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DEMOGRAPHICS:

2013 Estimates	1 mile	3 miles	5 miles
Population	10,205	82,892	218,671
Households	4,167	33,327	87,265
Avg HH Income	\$47,958	\$54,923	\$54,583

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