

TWIN OAKS. MO 63088

NEW CONSTRUCTION ENDCAP LOCATED AT HIGH TRAFFIC SIGNALIZED INTERSECTION



#### SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION KYLE STEINER 314.282.9835 (DIRECT) 314.313.6323 (MOBILE) KYLE@L3CORP.NET





#### **POPULATION ANALYSIS** 3 MILES 5 MILES <u> 1 MILE</u> POPULATION 13,450 67,446 154,394 5 MILES 3 MILES <u>1 MILE</u> HOUSEHOLDS 5.952 26,955 60,521 3 MILES **5 MILES** <u>1 MILE</u> AVG HH INCOME \$93,237 \$116,783 \$133,150

- 1,750 SQUARE FOOT ENDCAP FOR LEASE
- HIGH VISIBILITY TO OVER 25,000 VPD ALONG BIG BEND ROAD
- SITS AT THE SIGNALIZED ENTRANCE TO 219 UNIT APARTMENT COMPLEX -THE VILLAGES OF TWIN OAKS
- CALL BROKER FOR DETAILS

VIEW & DOWNLOAD:



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 represent the current or future performance of the property. Th 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 need

### ZOOM AERIAL

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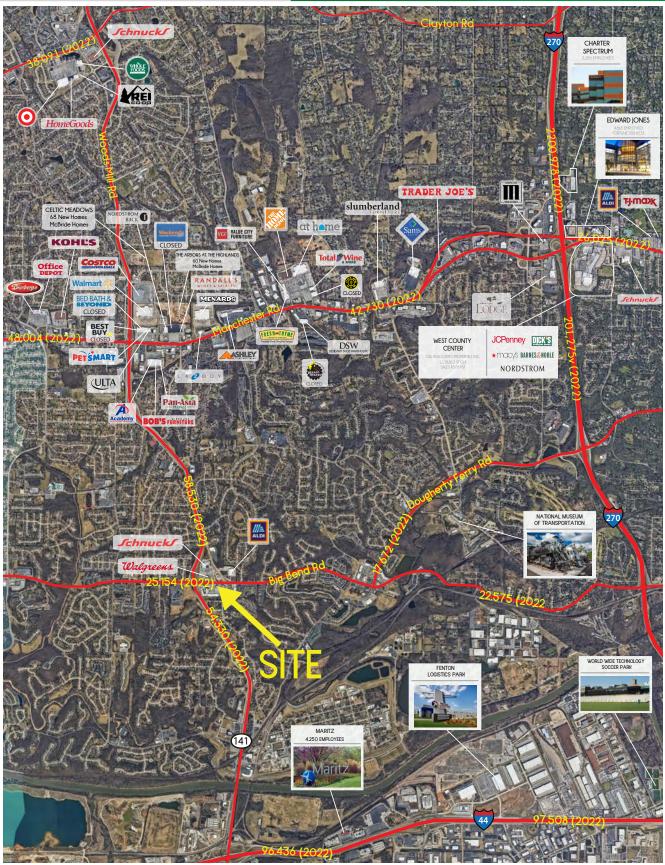
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### MARKET AERIAL



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