



1410 BIG BEND ROAD

TWIN OAKS, MO 63088

NEW CONSTRUCTION ENDCAP LOCATED AT HIGH
TRAFFIC SIGNALIZED INTERSECTION

XTEAM
RETAIL ADVISORS

1410 BIG BEND ROAD

SITE PLAN & DEMOGRAPHICS




PLEASE CONTACT: L³ CORPORATION
KYLE STEINER
314.282.9835 (DIRECT)
314.313.6323 (MOBILE)
KYLE@L3CORP.NET



- 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



POPULATION ANALYSIS

POPULATION		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		13,450	67,446	154,394
HOUSEHOLDS		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		5,952	26,955	60,521
AVG HH INCOME		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		\$93,237	\$116,783	\$133,150

VIEW &
DOWNLOAD:

DEMO
REPORT

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ZOOM AERIAL

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MARKET AERIAL

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