



**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: L<sup>3</sup> 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 26,000 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

		1 MILE	3 MILES	5 MILES
POPULATION		13,478	67,189	154,844
HOUSEHOLDS		5,965	26,863	60,742
AVG HH INCOME		\$93,554	\$116,734	\$132,956

VIEW &  
DOWNLOAD:

DEMO  
REPORT



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## ZOOM AERIAL

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## MARKET AERIAL

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