



265 STEAMBOAT LANE

BALLWIN, MO 63011

4,744 SF FORMER SCHOOL  
AVAILABLE FOR LEASE

**XTEAM**  
RETAIL ADVISORS



# 265 STEAMBOAT LANE

## PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L<sup>3</sup> CORPORATION




RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

## POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 11,007	<u>3 MILES</u> 83,087	<u>5 MILES</u> 167,238
HOUSEHOLDS		<u>1 MILE</u> 4,602	<u>3 MILES</u> 32,136	<u>5 MILES</u> 65,417
AVG HH INCOME		<u>1 MILE</u> \$110,706	<u>3 MILES</u> \$134,192	<u>5 MILES</u> \$141,076

VIEW &  
DOWNLOAD: **DEMO REPORT**

## AREA RETAILERS



- 4,744 SQUARE FOOT STANDALONE BUILDING AVAILABLE FOR LEASE
- 0.69 ACRE LOT (30,013 SF)
- SURROUNDED BY RESIDENTIAL NEIGHBORHOODS WITH A POPULATION OF 168K WITHIN 5 MILES
- LOCATED WITHIN THE 251 UNIT MADISON ROCKWOOD APARTMENT COMPLEX WHICH IS CURRENTLY OVER 95% LEASED
- SITUATED JUST OFF KEHRS MILL RD BETWEEN MANCHESTER RD (38,485 VPD) AND CLAYTON RD (18,986 VPD) IN THE HEART OF WEST ST. LOUIS COUNTY

# 265 STEAMBOAT LANE

## FLOOR PLAN

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L<sup>3</sup> CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

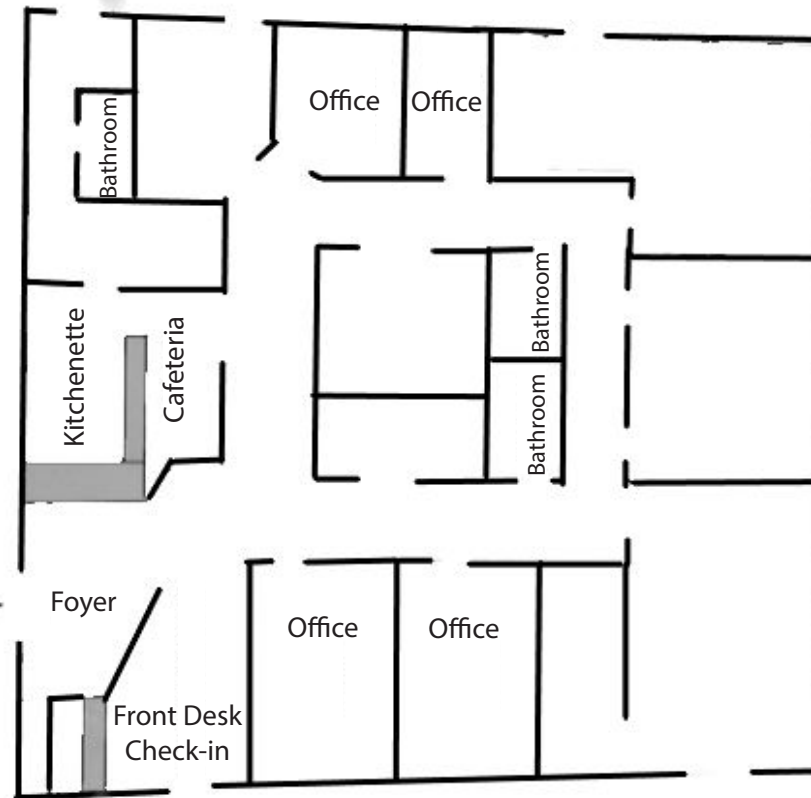
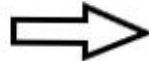
RICK@L3CORP.NET

CLICK HERE FOR VIRTUAL  
WALK-THROUGH:

WALK-THROUGH



Front Entrance



Fenced in  
Play Area

INCLUDES  
FENCED YARD/  
GREEN SPACE  
WHICH CAN BE  
EXPANDED



# 265 STEAMBOAT LANE

## ZOOM AERIAL

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L<sup>3</sup> CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

