BALLWIN. MO 63011

4,744 SF FORMER SCHOOL AVAILABLE FOR LEASE



[3

## PICTURES & DEMOGRAPHICS

 PLEASE CONTACT:
 L<sup>3</sup> COF

 ALANA MOYLAN
 RICK

 314.282.9830 (DIRECT)
 314.28

 314.495.5013 (MOBILE)
 314.708

 ALANA@L3CORP.NET
 RICK

#### L<sup>3</sup> CORPORATION RICK SPECTOR 314.282.9827 (DIRECT) 314.708.2009 (MOBILE) RICK@L3CORP.NET

### POPULATION ANALYSIS

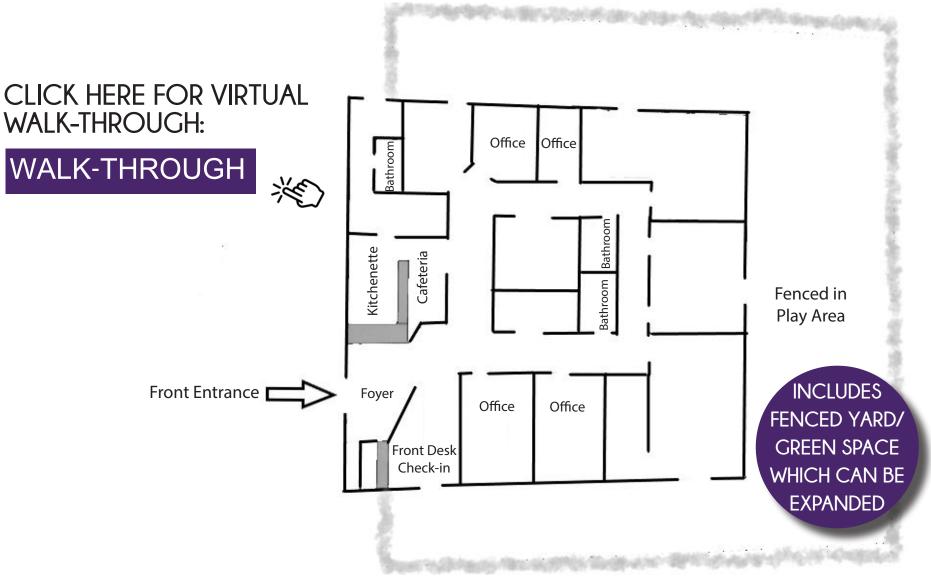


- 4,744 SQUARE FOOT STANDALONE BUILDING AVAILABLE FOR LEASE
- 0.69 ACRE LOT (30,013 SF)
- SURROUNDED BY RESIDENTIAL NEIGHBORHOODS WITH A POPULATION OF 168K WITHIN 5 MILES
- LOCATED WITHIN THE 251 UNIT MADISON ROCKWOOD APARTMENT COMPLEX WHICH IS CURRENTLY OVER 95% LEASED
- SITUATED JUST OFF KEHRS MILL RD BETWEEN MANCHESTER RD (37,620 VPD) AND CLAYTON RD (18,414 VPD) IN THE HEART OF WEST ST. LOUIS COUNTY

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 no 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 needs

### FLOOR PLAN

PLEASE CONTACT:L³ CORPORATIONALANA MOYLANRICK SPECTOR314.282.9830 (DIRECT)314.282.9827 (DIRECT)314.495.5013 (MOBILE)314.708.2009 (MOBILE)ALANA@L3CORP.NETRICK@L3CORP.NET





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.

### ZOOM AERIAL

 PLEASE CONTACT:
 L<sup>3</sup> COI

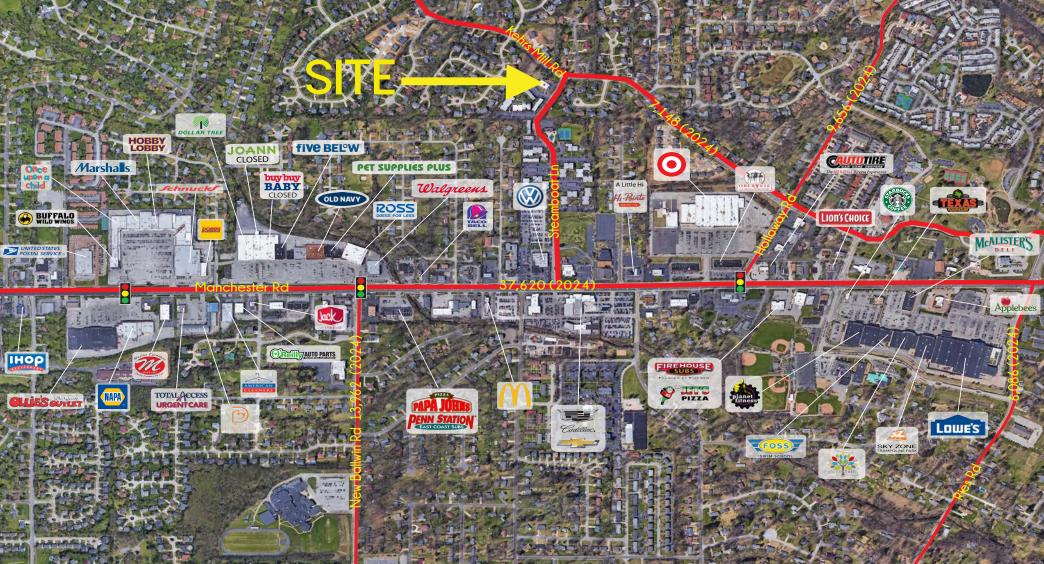
 ALANA MOYLAN
 RICH

 314.282.9830 (DIRECT)
 314.28

 314.495.5013 (MOBILE)
 314.704

 ALANA@L3CORP.NET
 RI

L<sup>3</sup> CORPORATION RICK SPECTOR 314.282.9827 (DIRECT) 314.708.2009 (MOBILE) RICK@L3CORP.NET





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.