PLEASE DO NOT DISTURB CURRENT TENANT

5



265 STEAMBOAT LANE

BALLWIN. MO 63011

4,744 SF OPERATING SCHOOL COMING AVAILABLE FOR LEASE IN NOVEMBER_____

265 STEAMBOAT LANE

PICTURES & DEMOGRAPHICS

POPULATION ANALYSIS



- 4,744 SQUARE FOOT STANDALONE BUILDING COMING AVAILABLE FOR LEASE IN NOVEMBER 2023
- PERFECT FOR DAYCARE, SCHOOL OR MEDICAL TYPE USE
- 0.59 ACRE LOT (30,013 SF)
- SURROUNDED BY RESIDENTIAL NEIGHBORHOODS
 WITH A POPULATION OF 168K WITHIN 5 MILES
- INCLUDES FENCED YARD/GREEN SPACE WHICH CAN BE EXPANDED
- LOCATED WITHIN THE 251 UNIT MADISON ROCKWOOD APARTMENT COMPLEX WHICH IS CURRENTLY OVER 95% LEASED
- SITUATED JUST OFF KEHRS MILL RD BETWEEN MANCHESTER RD (48,004 VPD) AND CLAYTON RD (18,664 VPD) IN THE HEART OF WEST ST. LOUIS COUNTY
- PLEASE DO NOT DISTURB CURRENT TENANT
- CALL BROKERS FOR DETAILS AND PRICING
 INFORMATION

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. 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.

PLEASE CONTACT: ALANA MOYLAN 314.282.9830 (DIRECT) 314.495.5013 (MOBILE) ALANA@L3CORP.NET L³ CORPORATION RICK SPECTOR 314.282.9827 (DIRECT) 314.708.2009 (MOBILE) RICK@L3CORP.NET

265 STEAMBOAT LANE

ZOOM AERIAL

 PLEASE CONTACT:
 L³ COI

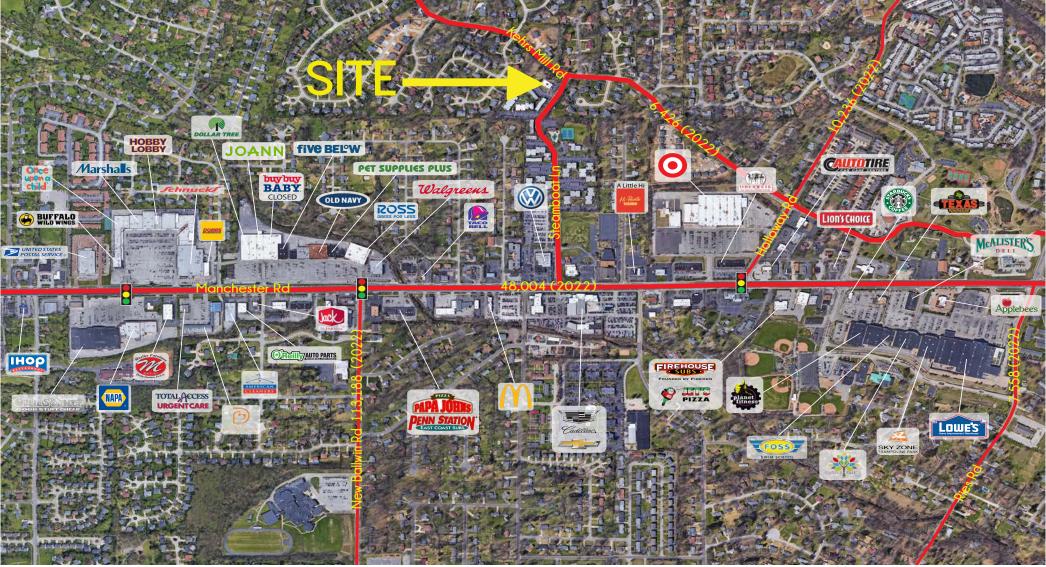
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265 STEAMBOAT LANE

MARKET AERIAL

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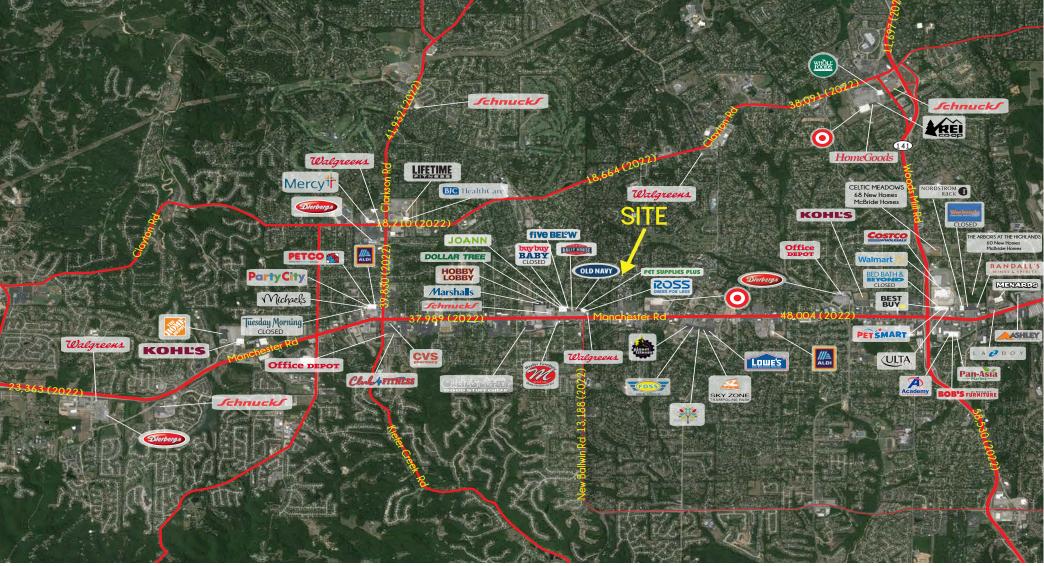
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