



265 STEAMBOAT LANE

BALLWIN, MO 63011

4,744 SF FORMER SCHOOL
AVAILABLE FOR LEASE

XTEAM
RETAIL ADVISORS

265 STEAMBOAT LANE

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

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L³ CORPORATION




RICK SPECTOR

314.282.9827 (DIRECT)

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POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 10,222	<u>3 MILES</u> 83,014	<u>5 MILES</u> 168,943
HOUSEHOLDS		<u>1 MILE</u> 4,233	<u>3 MILES</u> 31,881	<u>5 MILES</u> 65,482
AVG HH INCOME		<u>1 MILE</u> \$114,267	<u>3 MILES</u> \$136,043	<u>5 MILES</u> \$143,172

VIEW & DOWNLOAD: **DEMO REPORT**

AREA RETAILERS



- 4,744 SQUARE FOOT STANDALONE BUILDING AVAILABLE FOR LEASE
- 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
- 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

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FLOOR PLAN

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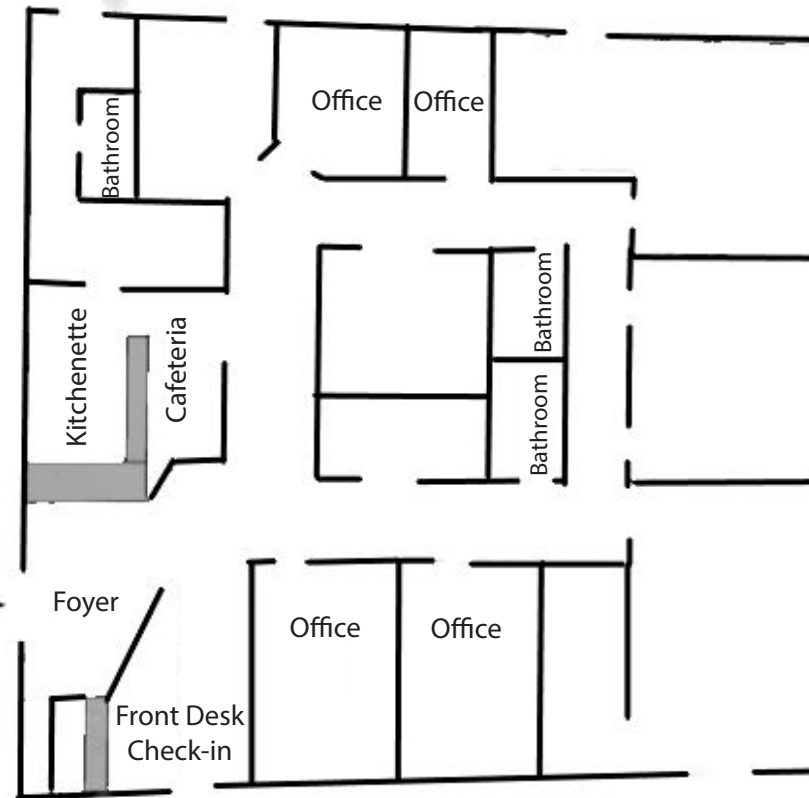
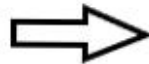
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4,744 SF
STANDALONE
BUILDING
PERFECT FOR
DAYCARE, SCHOOL
OR MEDICAL
TYPE USE

Front Entrance



Fenced in
Play Area

INCLUDES
FENCED YARD/
GREEN SPACE
WHICH CAN BE
EXPANDED

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ZOOM AERIAL

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