

L3.



PLEASE DO NOT DISTURB  
CURRENT TENANT

**XTEAM**  
RETAIL ADVISORS

265 STEAMBOAT LANE

BALLWIN, MO 63011

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

# 265 STEAMBOAT LANE

## PICTURES & DEMOGRAPHICS

### POPULATION ANALYSIS

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

**VIEW &  
DOWNLOAD:** [DEMO REPORT](#)

### AREA RETAILERS



- 4,744 SQUARE FOOT STANDALONE BUILDING COMING AVAILABLE FOR LEASE IN OCTOBER 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

PLEASE CONTACT:

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# ZOOM AERIAL

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## MARKET AERIAL

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