



PLEASE DO NOT DISTURB  
CURRENT TENANT



265 STEAMBOAT LANE

BALLWIN, MO 63011

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



# 265 STEAMBOAT LANE

## PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

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L<sup>3</sup> CORPORATION




RICK SPECTOR

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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 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



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## ZOOM AERIAL

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## MARKET AERIAL

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