



PLEASE DO NOT DISTURB
CURRENT TENANT



3375 MO-100

VILLA RIDGE, MO 63089

7,000 SQUARE FOOT STANDALONE BUILDING

AVAILABLE FOR LEASE DECEMBER 1, 2023

3375 MO-100




LAYOUT & DEMOGRAPHICS

PLEASE CONTACT: L³ CORPORATION
 CRAIG WIELANSKY ALANA MOYLAN
 314.282.9832 (DIRECT) 314.282.9830 (DIRECT)
 314.308.0464 (MOBILE) 314.495.5013 (MOBILE)
 CRAIG@L3CORP.NET ALANA@L3CORP.NET



- STANDALONE BUILDING COMING AVAILABLE FOR LEASE DECEMBER 1ST, 2023.
- 50 PARKING SPACES & PYLON SIGNAGE INCLUDED.
- GREAT VISIBILITY AND INTERIOR LAYOUT FOR A POTENTIAL RESTAURANT USER WITH COVERED OUTDOOR SEATING CAPABILITY.
- BUILDING LOCATED 0.3 MILES (1 MIN DRIVE) WEST FROM INTERSTATE 44 AND 10.9 MILES (16 MIN DRIVE) EAST FROM WASHINGTON MISSOURI.
- GROWING SURROUNDING COMMUNITY WITH 112 RENTAL HOMES FULLY LEASED ACROSS THE STREET FROM PROPERTY.
- BUILDING HAS ADDITIONAL BASEMENT STORAGE WITH ROLL UP GARAGE FOR DELIVERIES.
- ADDITIONAL LAND COULD BE PROVIDED ADJACENT TO THE PROPERTY.
- CALL BROKER FOR DETAILS

POPULATION ANALYSIS

POPULATION		<u>3 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>	<u>10 MILES</u>
		5,371	13,378	27,403	60,672
HOUSEHOLDS		<u>3 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>	<u>10 MILES</u>
		2,010	5,033	10,278	22,772
AVG HH INCOME		<u>3 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>	<u>10 MILES</u>
		\$80,855	\$86,191	\$84,957	\$88,865

VIEW &
DOWNLOAD:

DEMO
REPORT

3375 MO-100

MARKET AERIAL

PLEASE CONTACT:

CRAIG WIELANSKY

314.282.9832 (DIRECT)

314.308.0464 (MOBILE)

CRAIG@L3CORP.NET

L³ CORPORATION

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

