



**3375 MO-100**

VILLA RIDGE, MO 63089

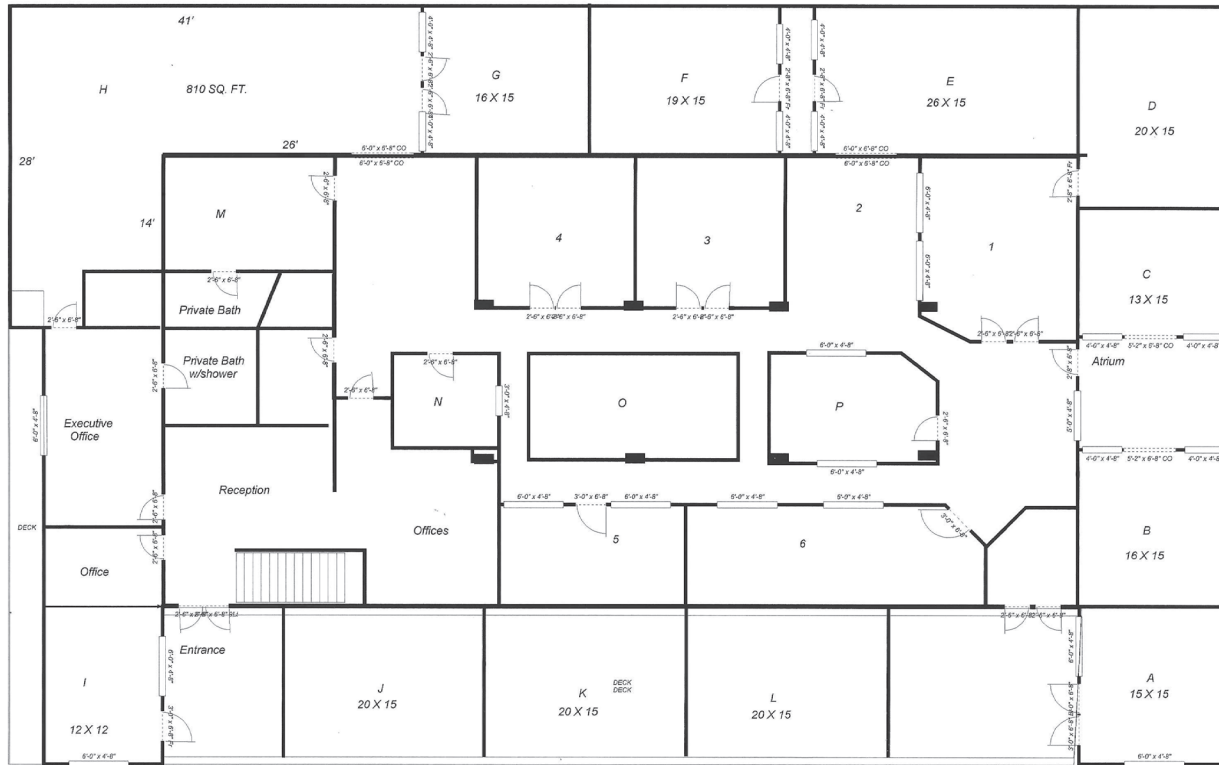
**7,000 SF STANDALONE BUILDING  
AVAILABLE FOR LEASE**



# 3375 MO-100




## LAYOUT & DEMOGRAPHICS

PLEASE CONTACT: L<sup>3</sup> 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 1<sup>ST</sup>, 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

## PHOTOS

PLEASE CONTACT:

CRAIG WIELANSKY

314.282.9832 (DIRECT)

314.308.0464 (MOBILE)

CRAIG@L3CORP.NET

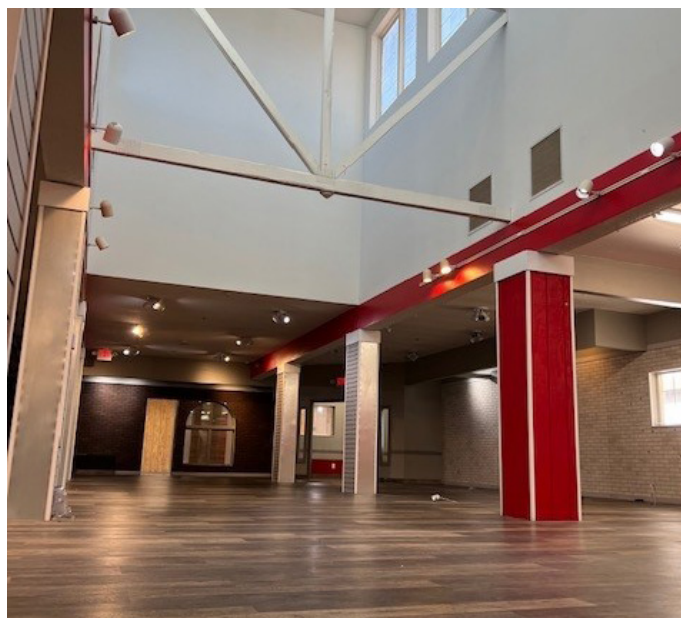
L<sup>3</sup> CORPORATION

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET



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. The 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.



# 3375 MO-100

## MARKET AERIAL

PLEASE CONTACT:

CRAIG WIELANSKY

314.282.9832 (DIRECT)

314.308.0464 (MOBILE)

CRAIG@L3CORP.NET

L<sup>3</sup> CORPORATION

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

