



**BASEMENT  
STORAGE  
INCLUDED**



**3375 MO-100**

VILLA RIDGE, MO 63089

**7,000 SF BUILDING**

**AVAILABLE ON 8 ACRES**

**XTEAM**  
RETAIL ADVISORS

# 3375 MO-100

## DEMOGRAPHICS & LAYOUT

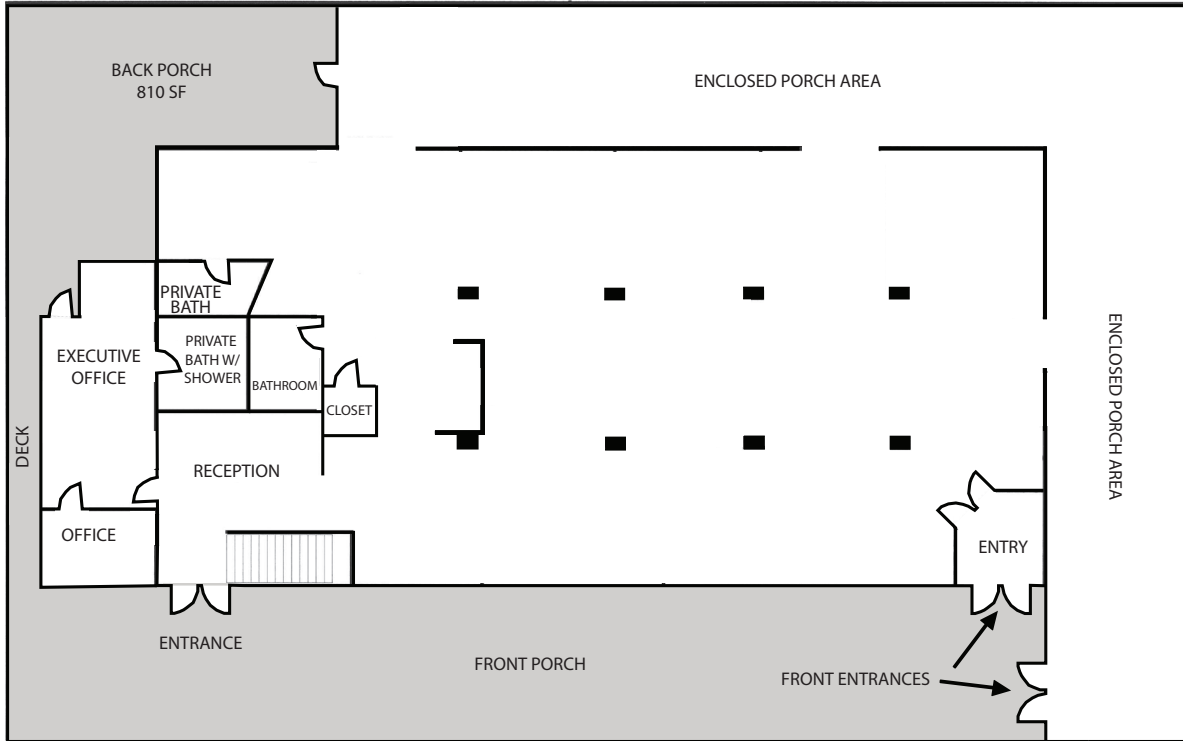
PLEASE CONTACT:

L<sup>3</sup> CORPORATION  
ALANA MOYLAN

314.282.9830 (DIRECT)




314.495.5013 (MOBILE)

ALANA@L3CORP.NET



- STANDALONE BUILDING AVAILABLE FOR LEASE.
- 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

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

VIEW &  
DOWNLOAD:

**DEMO  
REPORT**

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## PHOTOS

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**BACK PORCH**



**BASEMENT GARAGE**



**MAIN ROOM**



**UNFINISHED BASEMENT**

# 3375 MO-100

## MARKET AERIAL

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