



703 LONG ROAD CROSSING

CHESTERFIELD, MO 63005

1,462 SF RETAIL SUITE
AVAILABLE FOR SUBLEASE

XTEAM
RETAIL ADVISORS

703 LONG ROAD CROSSING

DEMOGRAPHICS




PLEASE CONTACT:
 REBECCA THESSEN
 314.282.9836 (DIRECT)
 314.620.0093 (MOBILE)
 RTHESSEN@L3CORPORATION.COM

L³ CORPORATION
 LAYLA MABIE
 314.282.9838 (DIRECT)
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 LMABIE@L3CORPORATION.COM

- 1,462 SF AVAILABLE FOR SUBLEASE
- \$17.50/SF + NNN ESTIMATED AT \$8.80/SF
- CURRENT LEASE EXPIRES 6/30/2029
- BOUTIQUE BUILD-OUT IN A HIGH-INCOME CORRIDOR PERFECT FOR HEALTH, WELLNESS, AND FITNESS
- CO-TENANTS INCLUDE AUGUST 1ST NAILS, PURE PLATES, SUBZERO WELLNESS, SMOOTHIE KING, COMMERCIAL BANK, STUDIO 703 AND SIGNATURE BRIDAL



POPULATION ANALYSIS

	1 MILE	3 MILES	5 MILES
POPULATION 	1,178	14,676	80,869
HOUSEHOLDS 	390	5,256	30,287
AVG HH INCOME 	\$246,466	\$249,807	\$188,661

VIEW &
 DOWNLOAD:

DEMO REPORT

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.

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FLOOR PLAN

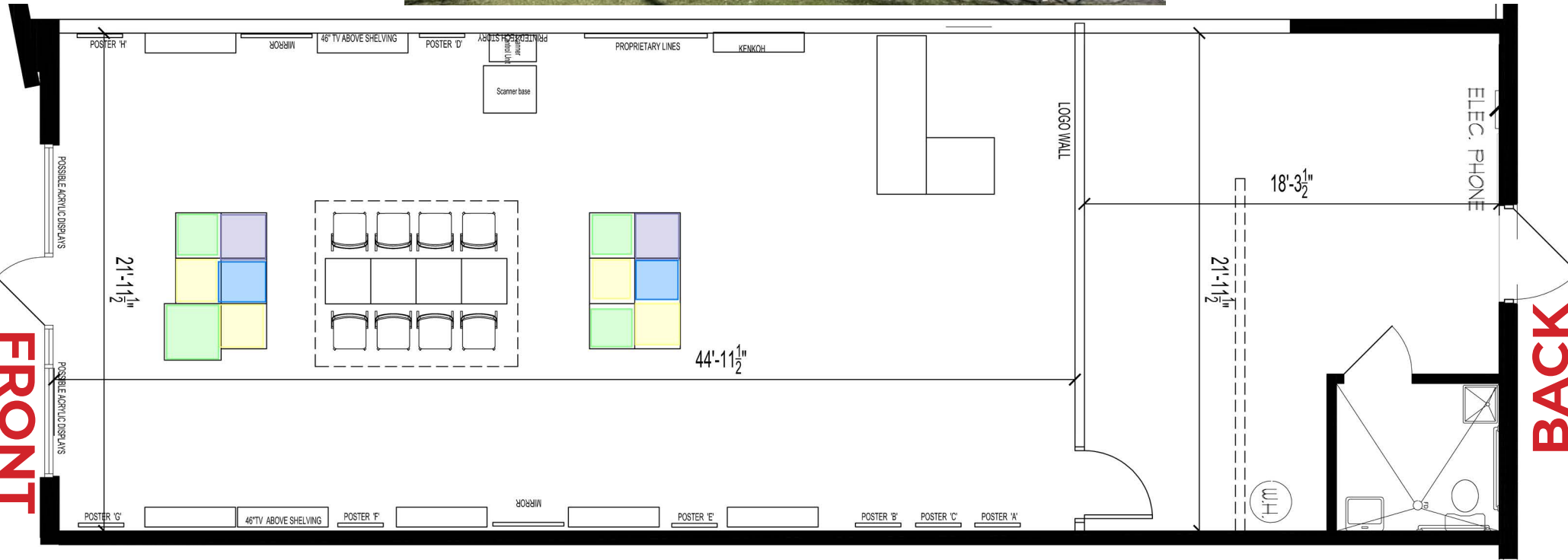
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**VIRTUAL
 WALKTHROUGH:**



- BOX
 HEIGHT 20"**
- BOX
 HEIGHT 26"**
- BOX
 HEIGHT 32"**
- BOX
 HEIGHT 38"**

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MARKET AERIAL

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