



11136 DORSETT RD

MARYLAND HEIGHTS. MO 63043

**5,300 SF FREESTANDING FLEX BUILDING
WITH COMMERCIAL KITCHEN FOR SALE OR LEASE**



11136 DORSETT RD

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION
REBECCA THESEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

RTHESEN@L3CORPORATION.COM



- 5,300 SF FREESTANDING FLEX BUILDING
- AVAILABLE FOR LEASE OR FOR SALE
LEASE: \$12.00/SF NNN
PURCHASE: \$850,000
- OFFICE BUILDING WITH SMALL WAREHOUSE
- 12' CLEAR HEIGHT IN WAREHOUSE
- 1 DRIVE-IN DOOR
- FULLY FUNCTIONAL COMMERCIAL KITCHEN
FEATURING:
12' HOOD WITH DUAL BLOWER SYSTEMS
ANSUL FIRE SUPPRESSION SYSTEM
2 WALK-IN FREEZER/COOLERS WITH NEW
COMPRESSOR
- GREAT VISIBILITY ALONG LINDBERGH BLVD
- ABUNDANT PARKING

POPULATION ANALYSIS

POPULATION	 1 MILE	3 MILES	5 MILES
	6,578	90,886	179,863
HOUSEHOLDS	 1 MILE	3 MILES	5 MILES
	3,091	39,313	77,264
AVG HH INCOME	 1 MILE	3 MILES	5 MILES
	\$82,497	\$97,174	\$116,685



VIEW & DOWNLOAD: **DEMO REPORT**

VIRTUAL
WALKTHROUGH
CLICK HERE →



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.

11136 DORSETT RD

MARKET AERIAL

PLEASE CONTACT:

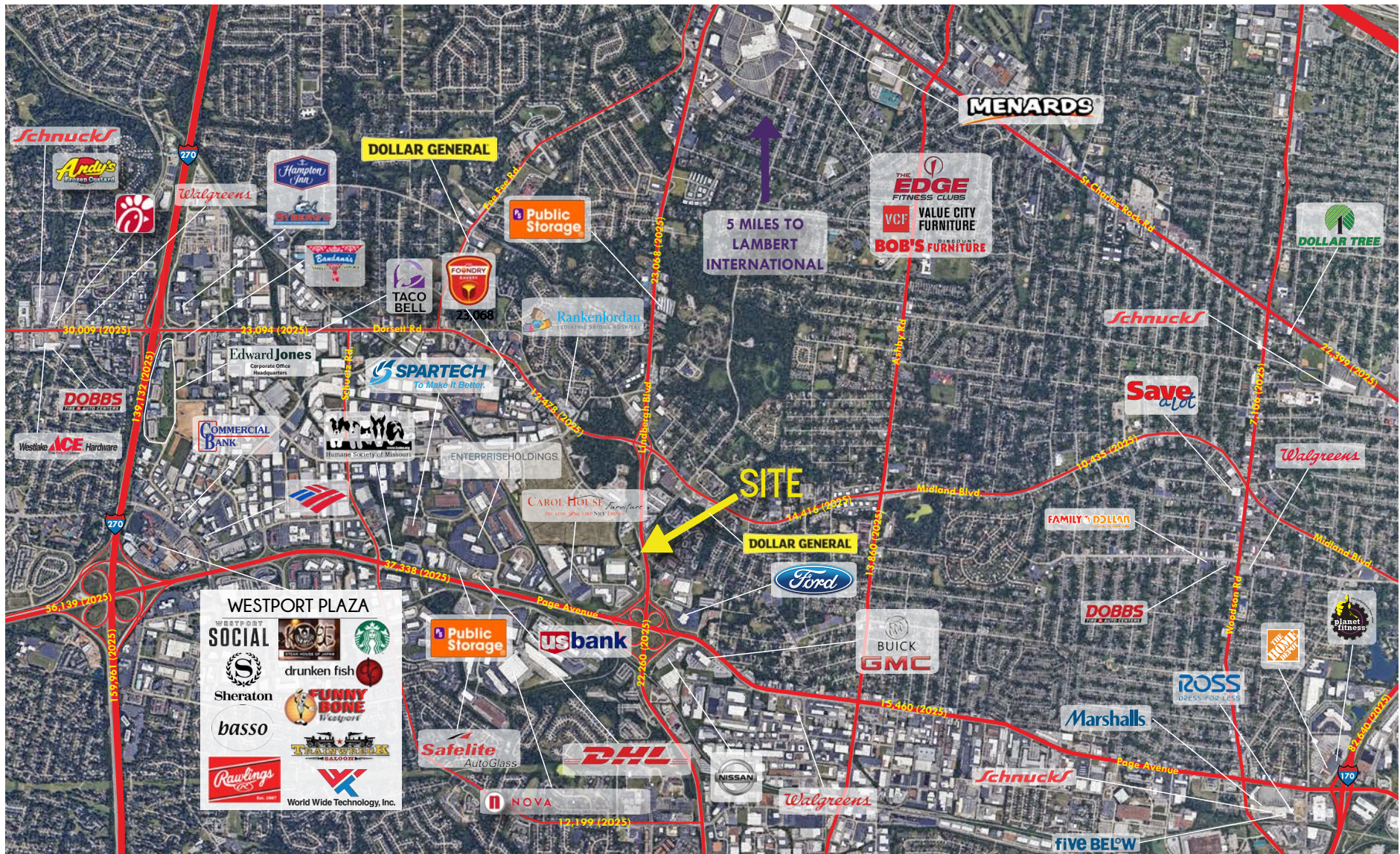
L³ CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

RTHESSEN@L3CORPORATION.COM



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.