

FOR SALE OR LEASE

0.35 ACRE RETAIL NOW AVAILABLE

839 MERAMEC STATION ROAD, VALLEY PARK, MO 63088

RETAIL



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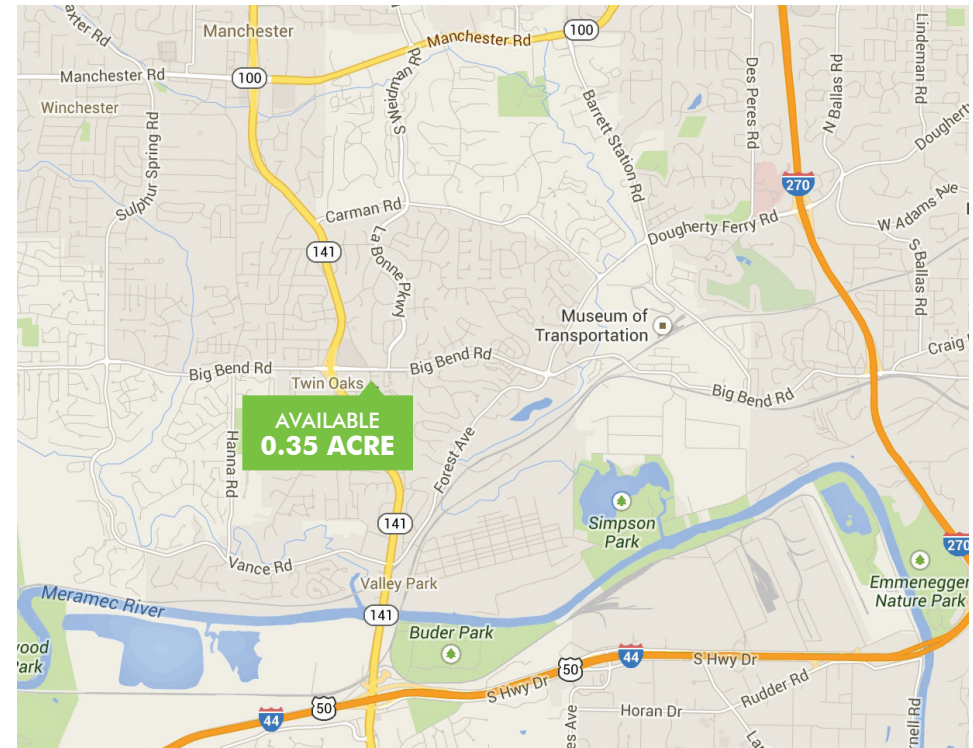
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PROPERTY INFO

- + Strong neighborhood retail trade area with significant income and population density.
- + Other retailers in the immediate area include: Schnucks, Shop N Save, Walgreens, Dairy Queen, Papa John's, Pizza Hut, Subway and Hardee's.
- + Excellent visibility and exposure in very concentrated retail corridor.
- + Traffic counts: Highway 141: 35,540 VPD; Big Bend Road: 32,288 VPD
- + Property includes 1,582 SF auto service building with two service bays

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AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,534	64,818	151,885
Average Household Income	\$71,268	\$89,348	\$101,656
Daytime Employees	2,586	34,270	109,140
Households	5,286	25,786	59,783

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TRADE AREA AERIAL

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