



265 STEAMBOAT LANE

BALLWIN, MO 63011

4,744 SF FORMER SCHOOL  
AVAILABLE FOR LEASE

**XTEAM**  
RETAIL ADVISORS



# 265 STEAMBOAT LANE

## PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

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L<sup>3</sup> CORPORATION




RICK SPECTOR

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## POPULATION ANALYSIS

POPULATION	 <u>1 MILE</u> 11,007	<u>3 MILES</u> 83,087	<u>5 MILES</u> 167,238
HOUSEHOLDS	 <u>1 MILE</u> 4,602	<u>3 MILES</u> 32,136	<u>5 MILES</u> 65,417
AVG HH INCOME	 <u>1 MILE</u> \$110,706	<u>3 MILES</u> \$134,192	<u>5 MILES</u> \$141,076

VIEW &  
DOWNLOAD:

[DEMO REPORT](#)

## AREA RETAILERS



- 4,744 SQUARE FOOT STANDALONE BUILDING AVAILABLE FOR LEASE
- 0.69 ACRE LOT (30,013 SF)
- SURROUNDED BY RESIDENTIAL NEIGHBORHOODS WITH A POPULATION OF 168K WITHIN 5 MILES
- LOCATED WITHIN THE 251 UNIT MADISON ROCKWOOD APARTMENT COMPLEX WHICH IS CURRENTLY OVER 95% LEASED
- SITUATED JUST OFF KEHRS MILL RD BETWEEN MANCHESTER RD (37,620 VPD) AND CLAYTON RD (18,414 VPD) IN THE HEART OF WEST ST. LOUIS COUNTY

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## FLOOR PLAN

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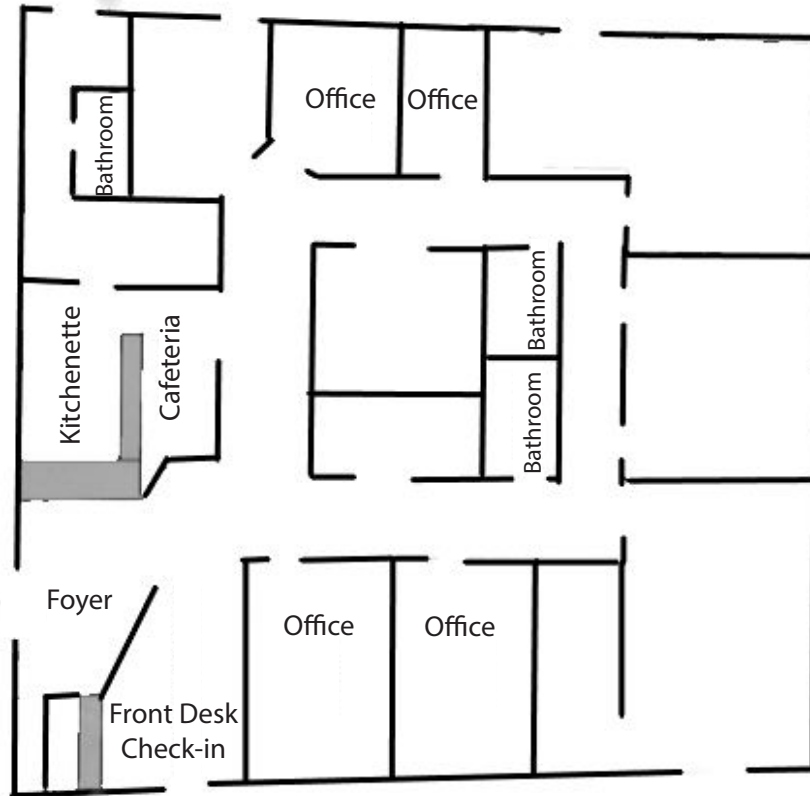
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CLICK HERE FOR VIRTUAL  
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Front Entrance →



Fenced in  
Play Area

INCLUDES  
FENCED YARD/  
GREEN SPACE  
WHICH CAN BE  
EXPANDED



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## ZOOM AERIAL

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