



VIRTUAL
WALKTHROUGH:



**BASEMENT
STORAGE
INCLUDED**



XTEAM
RETAIL ADVISORS

3375 MO-100

VILLA RIDGE, MO 63089

**7,000 SF BUILDING
AVAILABLE ON 8 ACRES**

3375 MO-100

DEMOGRAPHICS & LAYOUT

PLEASE CONTACT:

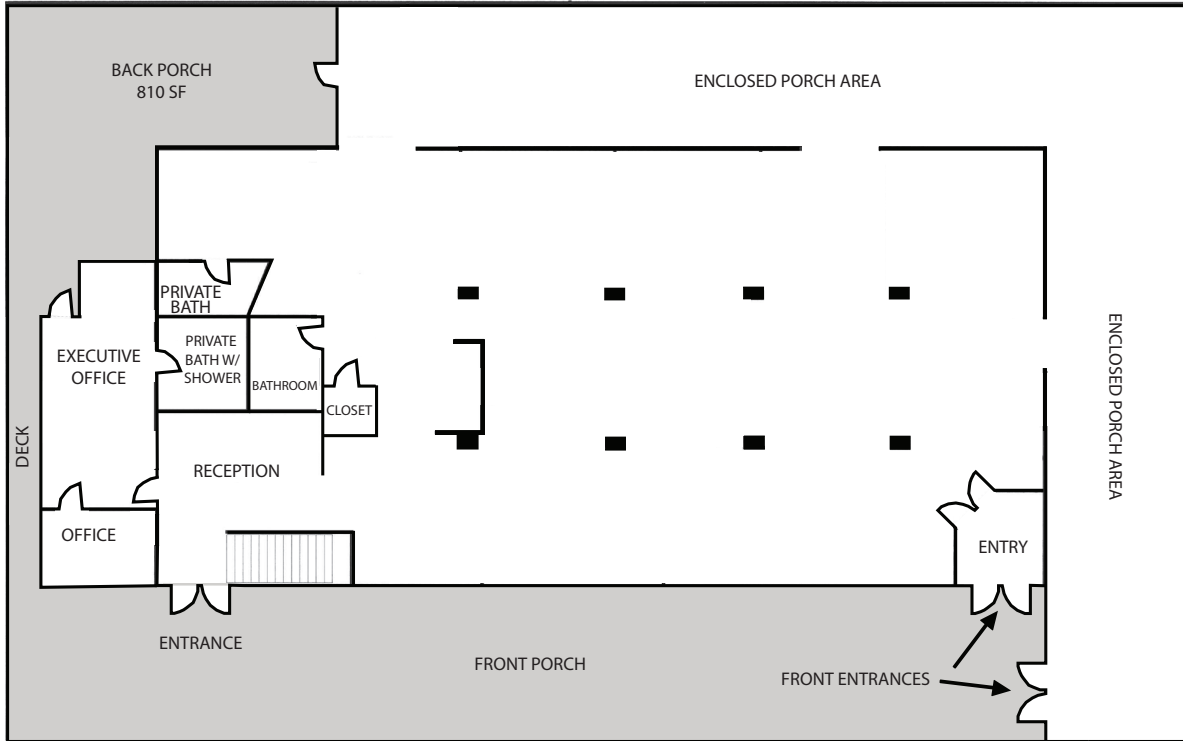
L³ CORPORATION

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

	3 MILE	5 MILES	7 MILES	10 MILES
POPULATION 	5,598	14,036	28,077	61,931
HOUSEHOLDS 	2,179	5,499	10,977	24,199
AVG HH INCOME 	\$80,713	\$84,784	\$85,246	\$87,981

VIRTUAL WALKTHROUGH:



VIEW & DOWNLOAD:

DEMO REPORT

3375 MO-100

PHOTOS

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BACK PORCH



BASEMENT GARAGE



MAIN ROOM



UNFINISHED BASEMENT

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MARKET AERIAL

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