



NEWLY
REDUCED
RENT
\$18PSF NNN

LEASE AVAILABLE
314.282.9836
L³ CORPORATION • L3CORP.NET

2335 S. HANLEY ROAD

BRENTWOOD, MO 63144

4,880 SF AVAILABLE FOR LEASE IN PRIME
RETAIL CORRIDOR



2335 S. HANLEY ROAD

DEMOGRAPHICS & PHOTOS

PLEASE CONTACT:

L³ CORPORATION




REBECCA THESSSEN

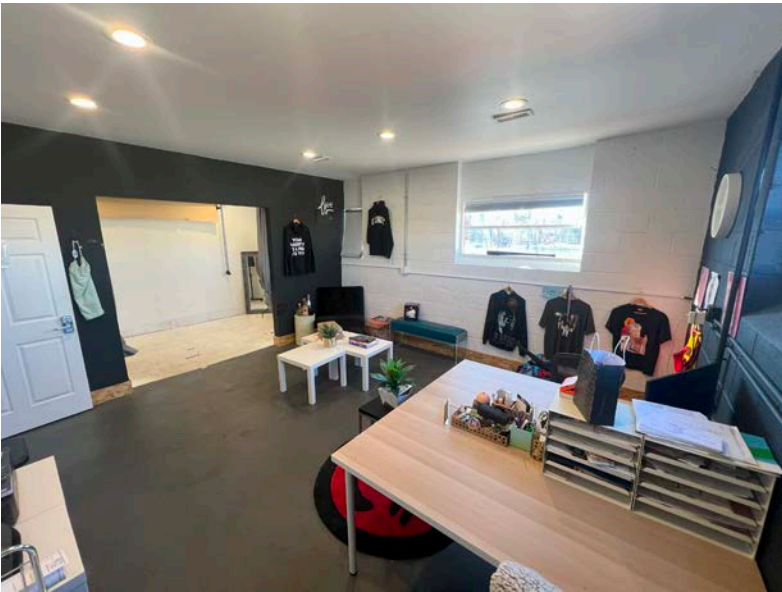
314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
12,098	6,100	\$93,840
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
119,555	54,426	\$124,630
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
329,944	152,842	\$105,772



VIEW & DOWNLOAD: DEMO REPORT

- NEWLY REDUCED RATE AT \$18.00 PSF! EXCELLENT VALUE FOR THE MARKET
- 4,880 SF BUILDING WITH S. HANLEY ROAD FRONTAGE IN BRENTWOOD
- HIGHLY VISIBLE STOREFRONT WITH SIGNAGE VISIBLE TO OVER 29,468 VPD
- MINUTES AWAY FROM I-64 (165,769 VPD), I-170 (90,690 VPD) AND MANCHESTER ROAD (14,206 VPD)
- 15 SURFACE PARKING SPACES AVAILABLE

2335 S. HANLEY ROAD

EXTERIOR PHOTOS

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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.

2335 S. HANLEY ROAD

MARKET AERIAL

PLEASE CONTACT:

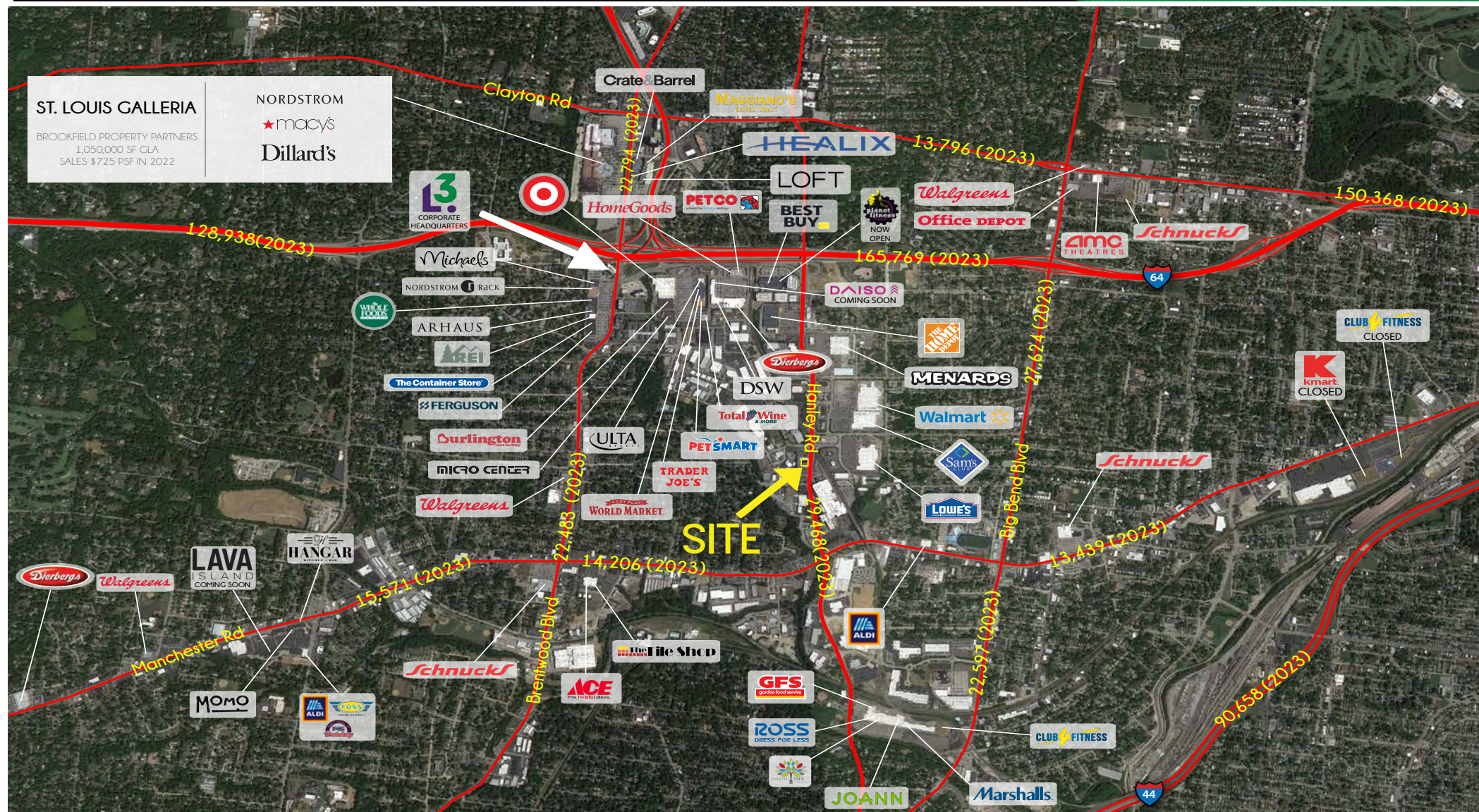
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ST. LOUIS GALLERIA
BROOKFIELD PROPERTY PARTNERS
1,050,000 SF CLA
SALES \$725 PSF IN 2022

NORDSTROM
★ macy's
Dillard's



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