



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:

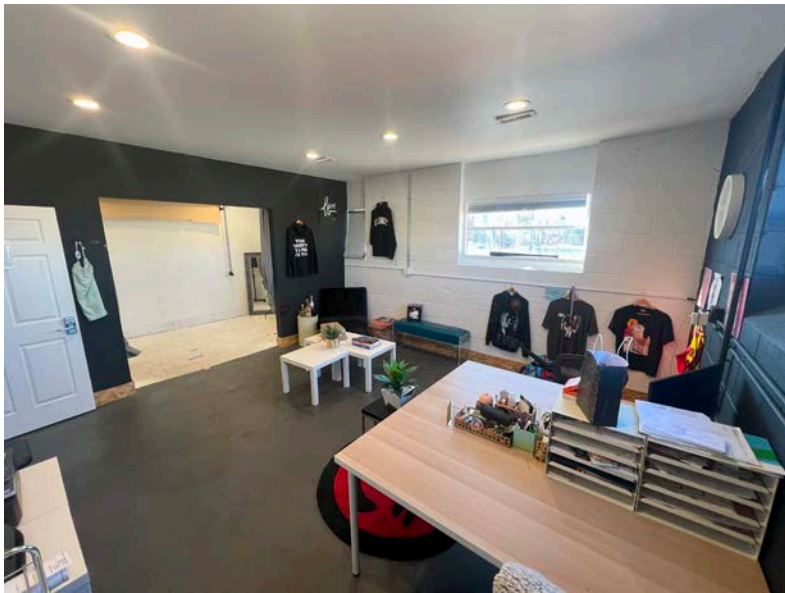
L³ CORPORATION

REBECCA THESSSEN




314.282.9836 (DIRECT)

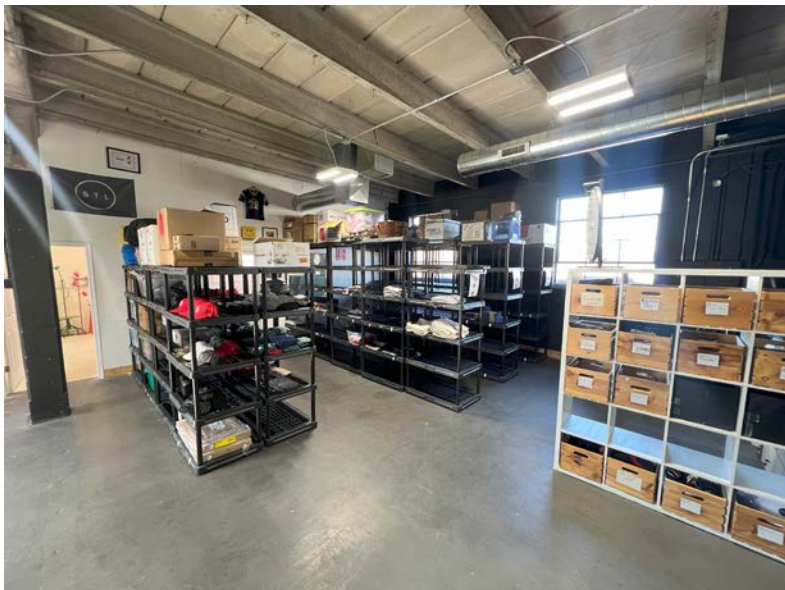
314.620.0093 (MOBILE)

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

- 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
- CALL BROKER FOR DETAILS

2335 S. HANLEY ROAD

EXTERIOR PHOTOS

PLEASE CONTACT:

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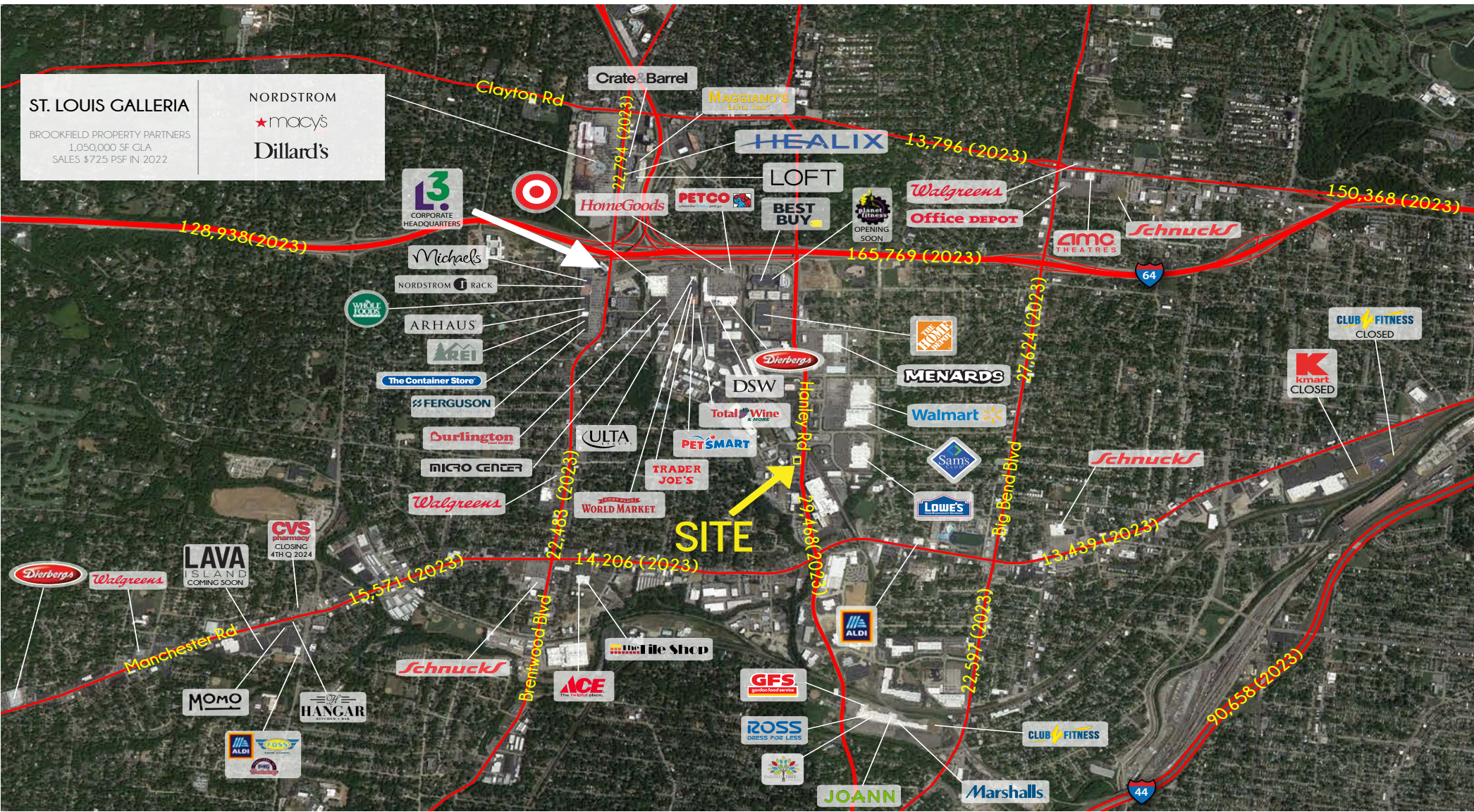
2335 S. HANLEY ROAD

MARKET AERIAL

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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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