

RETAIL FOR LEASE

HOUSE SPRINGS CENTRE

19 WALTERS PLACE, HOUSE SPRINGS, MO 63051



FOR LEASE

KW COMMERCIAL | CHESTERFIELD

16401 Swingley Ridge Rd. Suite 200
Chesterfield, MO 63017



Each Office Independently Owned and Operated

PRESENTED BY:

EDWARD MYERS

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

19 WALTERS PLACE



OFFERING SUMMARY

AVAILABLE SF:	1,200 to 4,800 Divisible
LEASE RATE:	\$15.00 SF NNN
YEAR BUILT:	2007
ZONING:	CC2

PROPERTY OVERVIEW

House Springs Centre
19-21 Walters Place House Springs, MO 63051
1,200 SF to 4,800 SF - Divisible
1,200 SF former Check Into Cash
3,600 SF former Veterinary Clinic
Visibility from Hwy 30 and Hwy MM/W
\$15.00 NNN

PROPERTY HIGHLIGHTS

Join Glo Tanning, V Nails, Laundromat, and Happy Wok
Nearby Retailers Include:
Dollar General
Hardee's
KFC
Captain D's
McDonald's
Taco Bell
Hoods
Price Chopper
DaVita
AutoZone
O'Reilly Auto Parts
Enterprise Bank & Trust
H & R Block
Athletico Physical Therapy
N'Bliss Cannabis Dispensary
Buchheit
Ivan Animal Hospital

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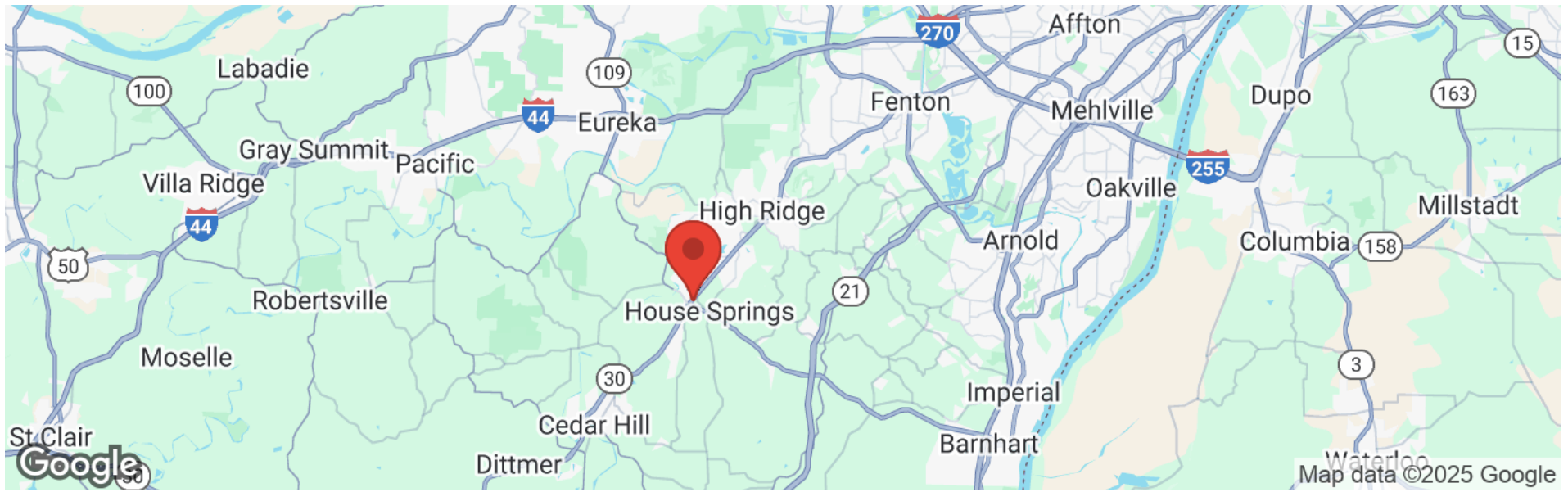
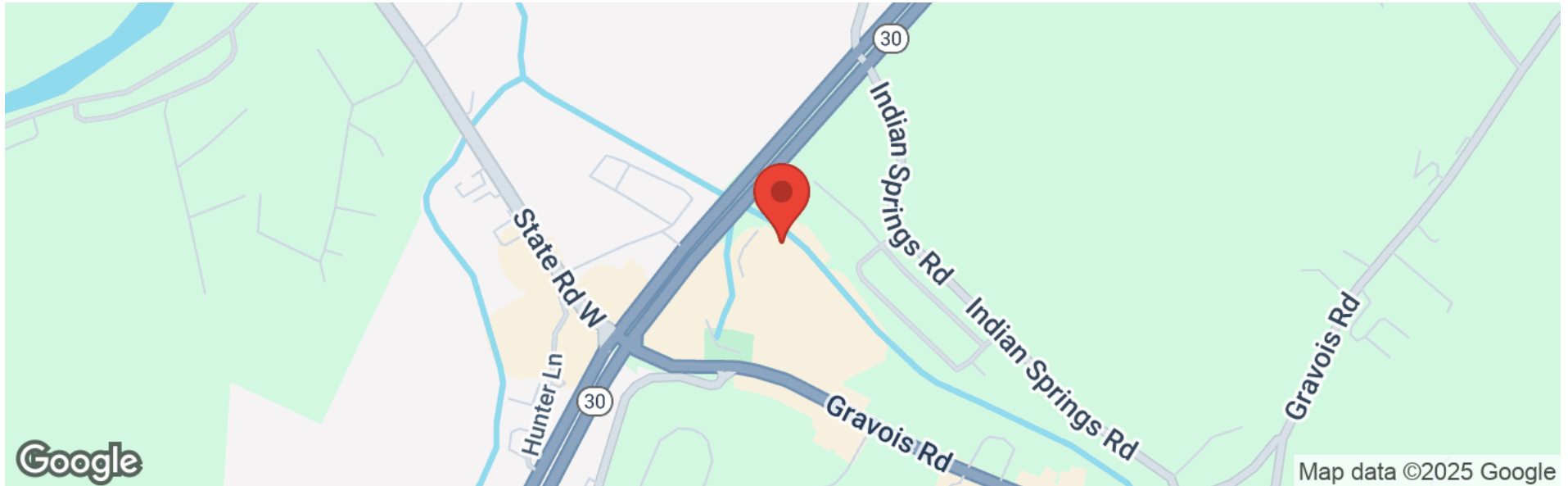


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LOCATION MAPS

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BUSINESS MAP

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Hoods Hoods Discount Home Center

Happy Wok

House Springs Coin Laundry

V Nails

glo Glo Tanning

DG Dollar General

Taco Bell

Captain D's

KFC

Ivan Animal Hospital

H&R Block

Walgreens

Davita DaVita Dialysis
Kidney Care

Athletico Athletico Physical Therapy

McDonald's

Hardee's

N'Bliss Dispensary

Osaka
Sushi &
Grill

Gravois Rd

bp

O'Reilly Auto Parts

Enterprise Bank & Trust

Google

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AERIAL MAP

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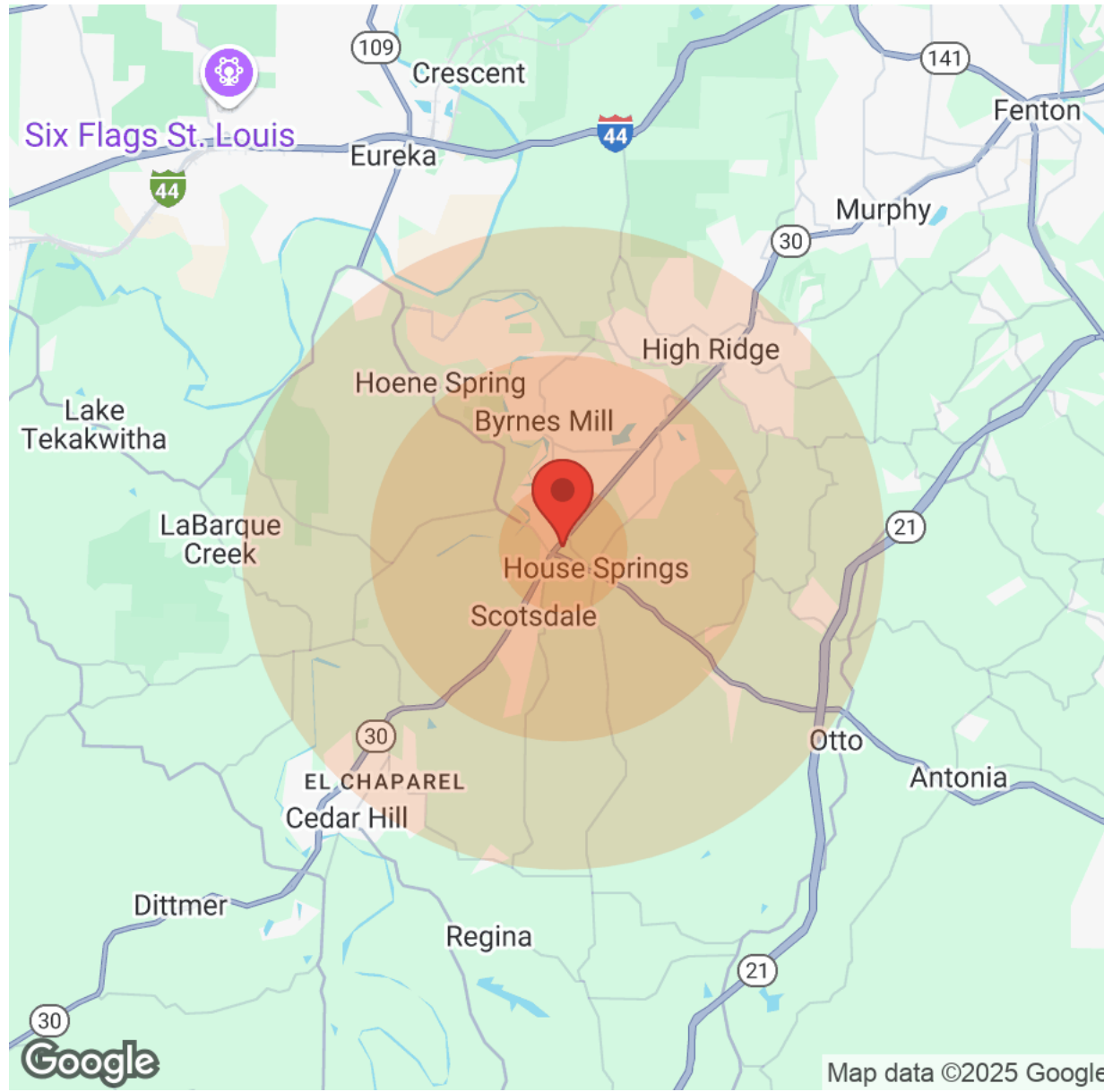


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DEMOGRAPHICS

19 WALTERS PLACE



Population	1 Mile	3 Miles	5 Miles
Male	N/A	5,444	14,868
Female	N/A	5,228	14,382
Total Population	N/A	10,672	29,250

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,132	5,736
Ages 15-24	N/A	1,502	4,126
Ages 25-54	N/A	4,366	11,924
Ages 55-64	N/A	1,370	3,761
Ages 65+	N/A	1,302	3,703

Race	1 Mile	3 Miles	5 Miles
White	N/A	10,496	28,862
Black	N/A	2	5
Am In/AK Nat	N/A	11	16
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	68	242
Multi-Racial	N/A	226	588

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$51,358	\$55,580
< \$15,000	N/A	229	825
\$15,000-\$24,999	N/A	506	1,062
\$25,000-\$34,999	N/A	370	1,092
\$35,000-\$49,999	N/A	709	1,605
\$50,000-\$74,999	N/A	843	2,634
\$75,000-\$99,999	N/A	516	1,464
\$100,000-\$149,999	N/A	610	1,613
\$150,000-\$199,999	N/A	99	368
> \$200,000	N/A	36	126

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	4,107	11,710
Occupied	N/A	3,821	10,914
Owner Occupied	N/A	3,222	9,547
Renter Occupied	N/A	599	1,367
Vacant	N/A	286	796

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