



VALLEY PARK RETAIL SPACE

SCAN HERE!



EDDIE CHERRY, CCIM **CALEB ANTHONIS**

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

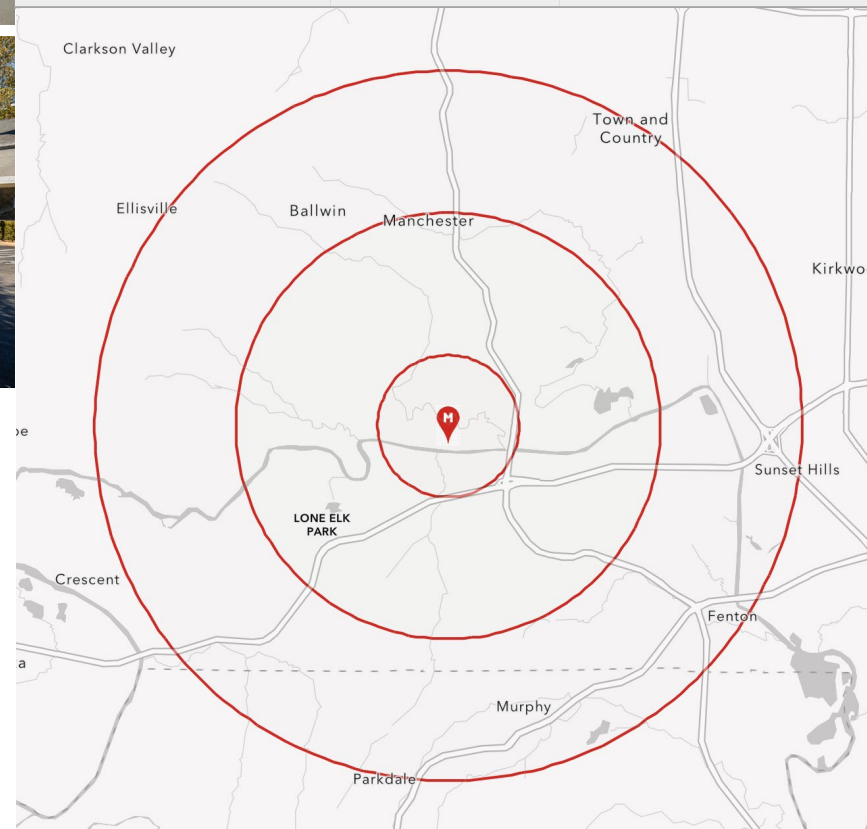
590 VANCE RD, #104
ST. LOUIS, MO 63139
2,000-4,000 S.F. | \$12.00/S.F. N.N.N.

PROPERTY INFORMATION



- 4,000 S.F. NEIGHBORHOOD RETAIL SPACE AVAILABLE IN VALLEY PARK
- WHITE-BOX CONDITION WITH OPEN FLOOR PLAN OF 70' X 60'
- EXISTING ADA RESTROOM, TWO (2) 200 AMP PANELS, NEW ROOF (2024)
- LANDLORD TO DELIVER WITH NEW HVAC
- DIVISIBLE DOWN TO 2,000 S.F.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,020	58,537	137,932
HOUSEHOLDS	3,582	23,869	54,941
AVERAGE HH INCOME	\$129,475	\$134,728	\$145,201



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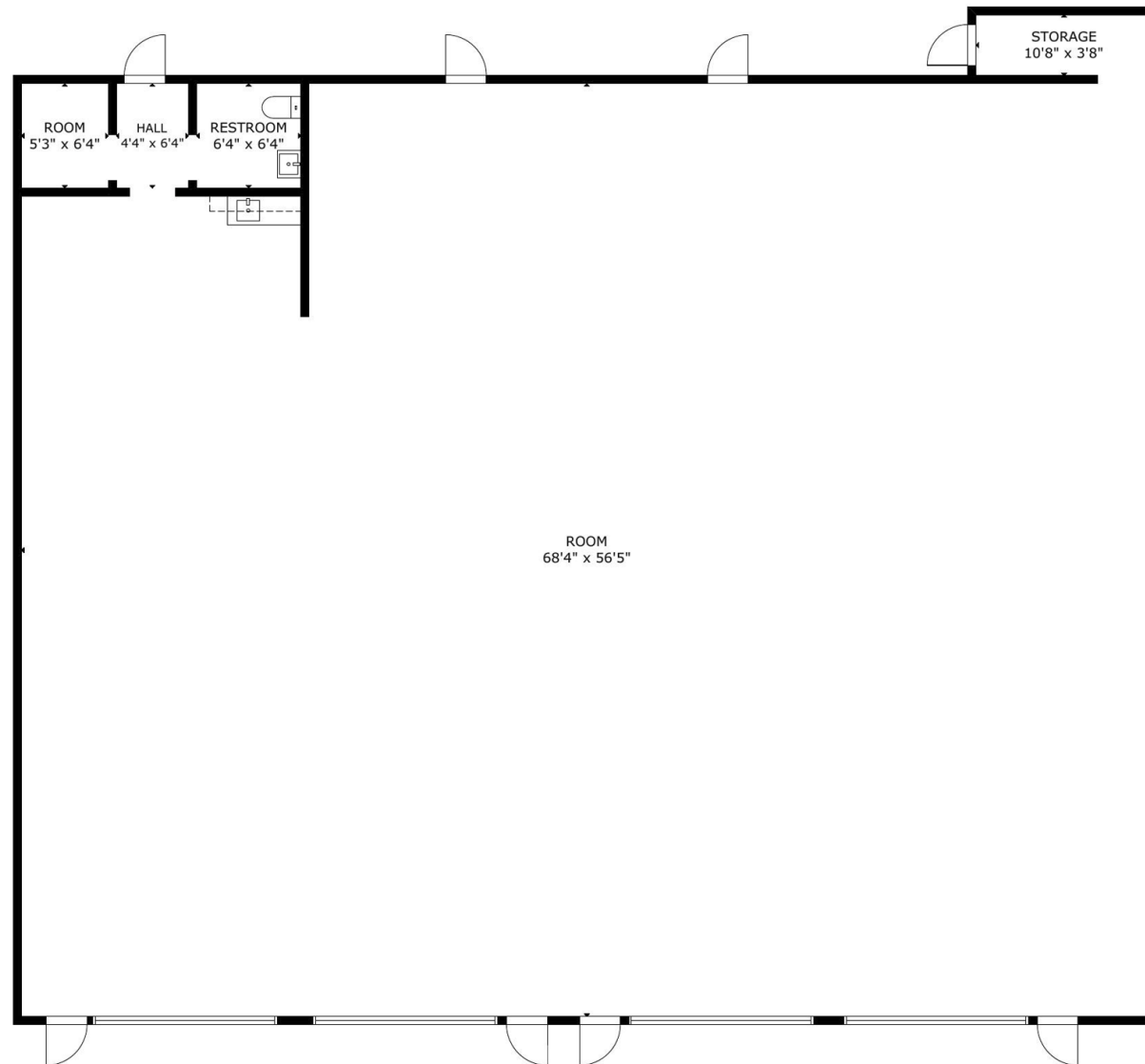
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SITE PLAN



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AERIAL



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