

753A FRIEDENS RD.



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126

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753A FRIEDENS ROAD
ST. CHARLES, MO 63303
2,500± S.F. | \$12.00/S.F. N.N.N.

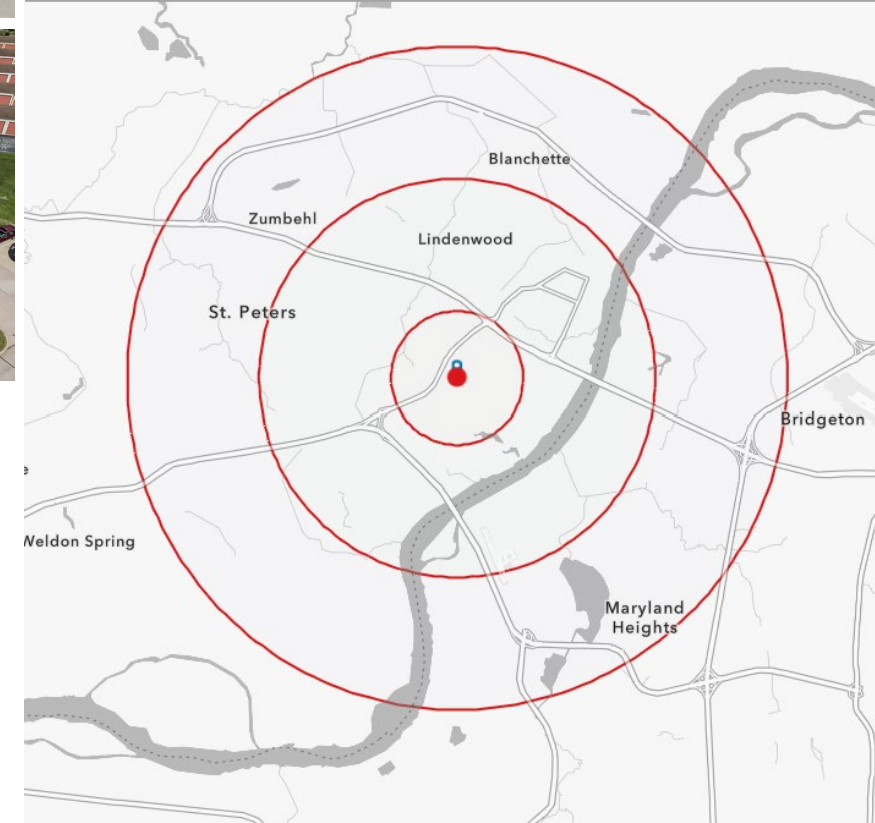
PROPERTY INFORMATION



- **2,500± SF HVAC-CONTROLLED FLEX INDUSTRIAL SPACE**
- **DOUBLE MAN-DOOR ENTRANCE FOR CONVENIENT ACCESS**
- **15 PARKING SPACES INCLUDED**
- **ADDITIONAL LARGE VEHICLE STORAGE AVAILABLE**
- **3-PHASE POWER AVAILABLE**
- **COMPETITIVELY PRICED AT \$12.00 PSF NNN**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		14,752	77,587	156,812
HOUSEHOLDS		6,425	33,772	66,606
AVERAGE HH INCOME		\$114,743	\$120,652	\$121,361



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