



**LAWYERS
REALTY CO.,LLC**
REAL ESTATE SOLUTIONS

RETAIL FOR SALE OR FOR LEASE

12581-12589 New Halls Ferry Road St. Louis, MO 63031



PROPERTY HIGHLIGHTS

- 6,642 SF Multi-Tenant Retail For Sale or For Lease
- 3,740 SF available (divisible) potential for drive up window
- High Traffic Retail location located in Florissant, MO, strong household demographics in immediate area
- 2.27 Acre Parcel
- Year Built: 2019
- Dense Residential Trade Area
- Traffic Count: 21,595 Vehicles Per Day
- Imo's Pizza occupies 2,560 SF (with drive up window) and would sign a new long term lease at closing (This is one of the strongest Imo's Pizza locations in the St. Louis Market)
- For Lease: \$18.00 PSF, NNN
- For Sale: \$1,500,000
- Can be packaged with neighboring 1.1 acre parcel of ground located at 15267 New Halls Ferry Road

CONTACT DETAILS:

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DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Avg. Household Income	\$85,676	\$82,451	\$77,362
Number of Households	4,818	28,001	54,951
Population	12,778	72,631	138,355

AERIAL



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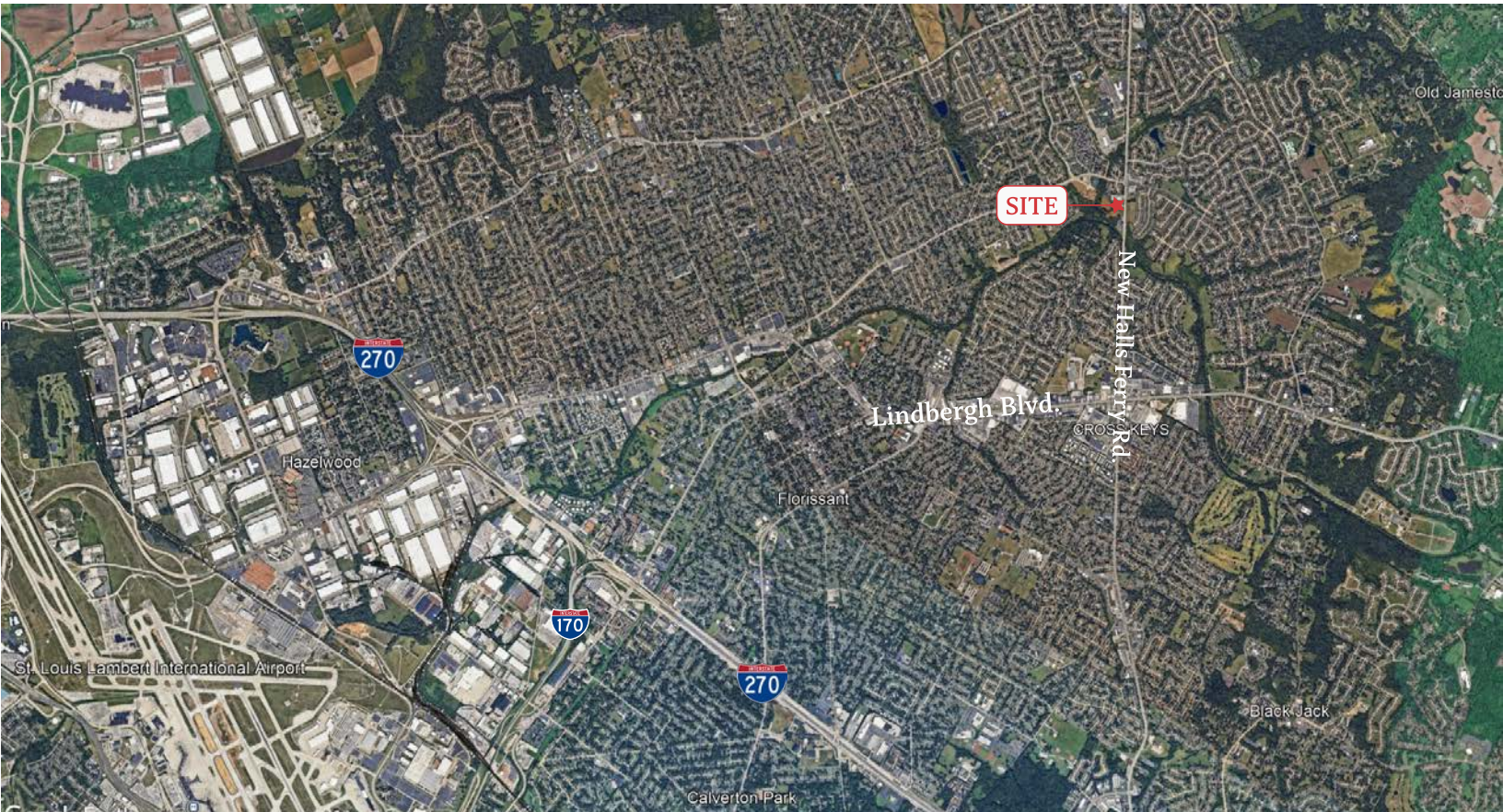


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ZOOMED OUT AERIAL



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