

RETAIL SPACE AVAILABLE FOR LEASE

1758 S HANLEY ROAD, RICHMOND HEIGHTS, MO



PROPERTY INFO

- 2,431 SF Available
- Pad sites positioned directly in front of Menards (dominant regional draw)
- Excellent visibility and access from I-64, Hanley Rd, and Dale Ave
- High traffic counts: I-64 (170,000± VPD), Hanley Rd (52,000± VPD)
- Premier infill location at the doorstep of Clayton (7.5M SF office, 1M SF retail)
- Strong regional retail corridor including The Galleria, The Boulevard, Target, Whole Foods, Home Depot, Walmart, and more
- Affluent, dense demographics: ~\$158K avg HH income (1-mile); ~160K population (3-mile)
- Ample on-site parking
- Estimated 2026 NNN Expenses:

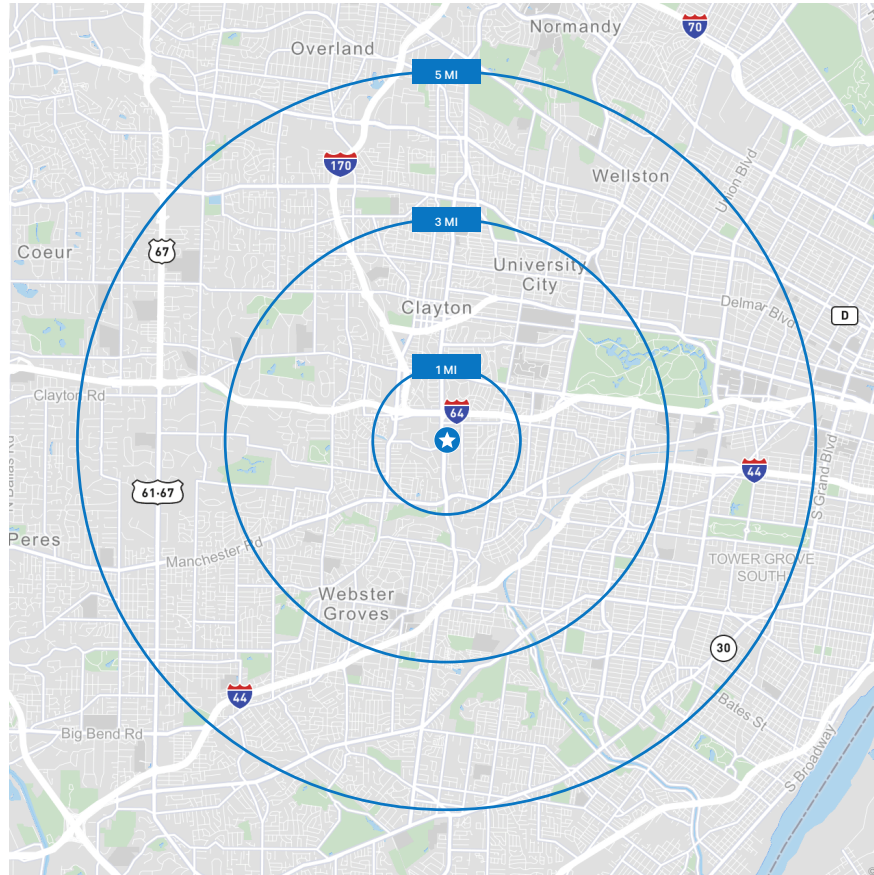
South Building

CAM: \$4.74/SF

Property Ins: \$0.05/SF

RE Taxes: \$11.64/SF

Total: \$16.43/SF



PLEASE CONTACT:

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DAYTIME POPULATION

24,275- 1 mile
159,668 - 3 miles
371,219 - 5 miles



AVG. HOUSEHOLD INCOME

\$158,587 - 1 mile
\$162,192 - 3 miles
\$134,679 - 5 miles



MEDIAN HOUSEHOLD INCOME

\$101,041 - 1 mile
\$98,497 - 3 miles
\$83,577 - 5 miles



POPULATION

15,411 - 1 mile
118,336 - 3 miles
309,154 - 5 miles



HOUSEHOLDS

7,926 - 1 mile
55,172 - 3 miles
147,537 - 5 miles

TRADE AREA



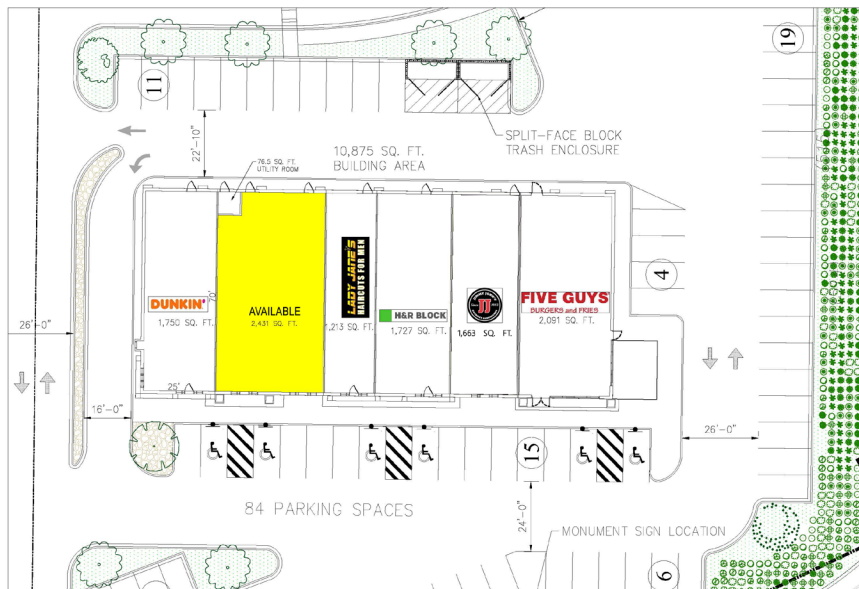
SITE AERIAL



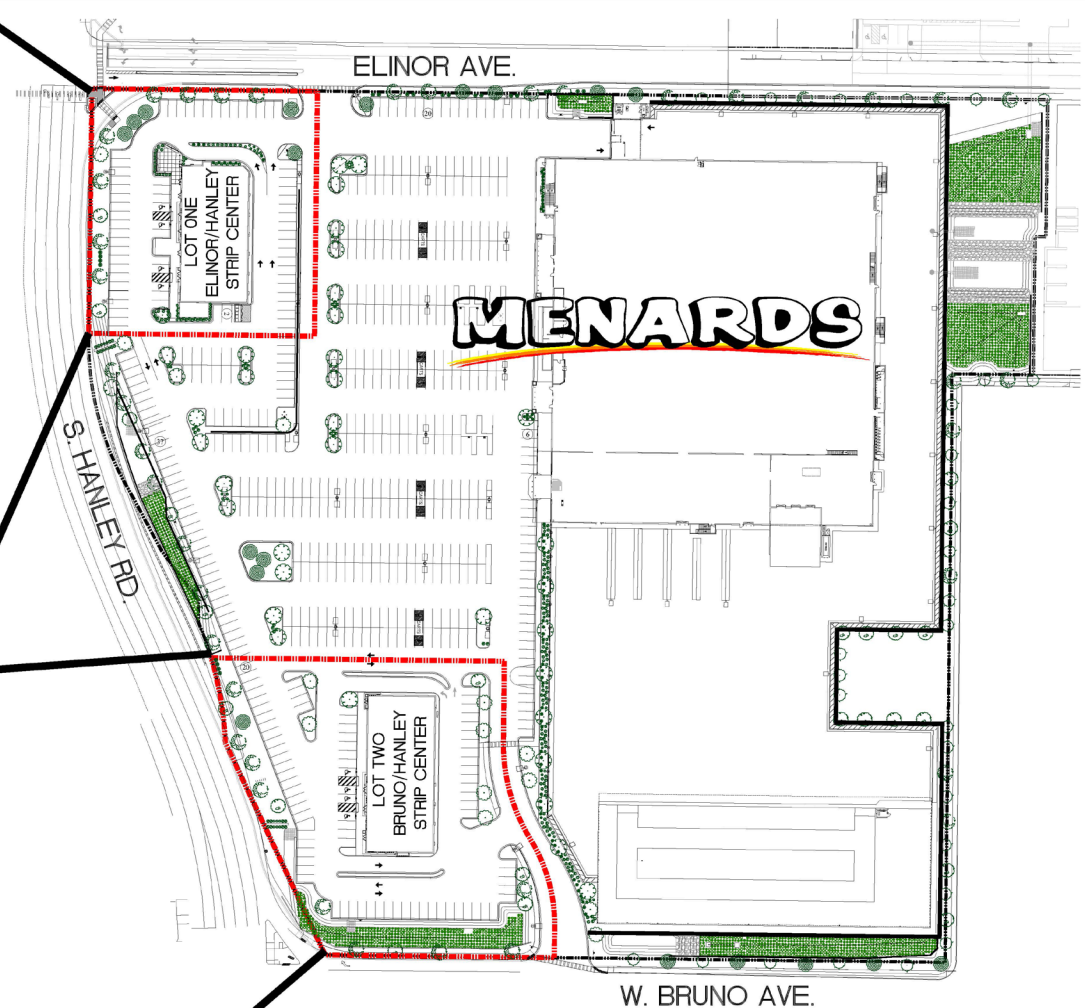
SITE PLAN



1 ELINOR/HANLEY STRIP CENTER FLOOR PLAN
SCALE: 1" = 20'-0"



2 BRUNO/HANLEY STRIP CENTER FLOOR PLAN
SCALE: 1" = 20'-0"



3 STRIP CENTER SITE PLAN
SCALE: 1" = 50'-0"

PYLON SIGNAGE

