

# BALMORAL PLAZA (OFFICE AND RETAIL)

443 – 465 N NEW BALLAS RD. ST. LOUIS, MO. 63141



## PROPERTY DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
<b>Population:</b>	7,856	51,152	158,928
<b>Households:</b>	3,713	23,264	67,524
<b>Avg HH Inc:</b>	\$145,643	\$143,137	\$151,001
<b>Traffic Counts:</b>	Annual Average Daily Traffic (AADT)		
	New Ballas Road: 8,345		

## PROPERTY HIGHLIGHTS

- RETAIL AND OFFICE SPACE
- 24,720 TOTAL SF
- 2,400 SF AVAILABLE
- CURRENT TENANTS INCLUDE ST. LOUIS BREAD CO, EDWARD JONES, AND PERFORMANCE EYECARE.
- LOCATED OFF BALLAS RD IN BETWEEN OLIVE BLVD AND LADUE RD.
- LEASE RATE: \$24 PSF NNN

## CONTACT INFORMATION

### Contact

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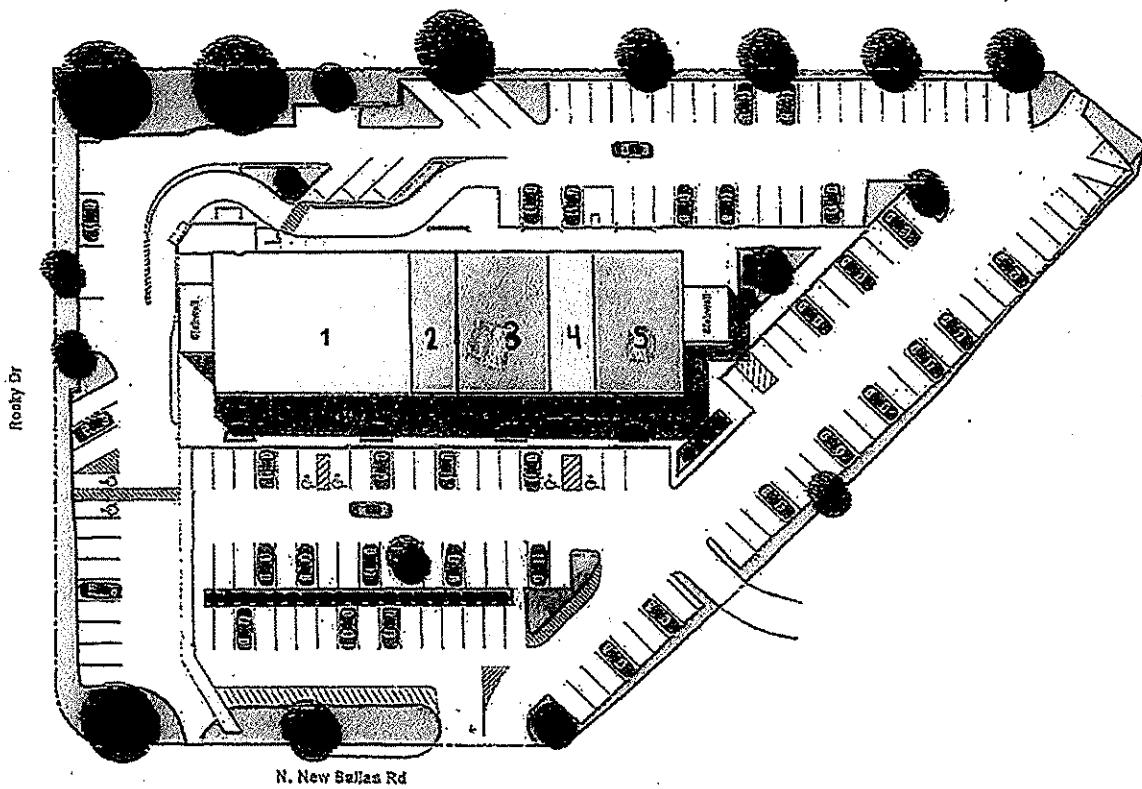
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The information contained herein has been given to us by reliable sources. All information should be verified prior to lease.

13303 Manchester Rd. St. Louis, MO. 63131



Rooky Dr

N. New Ballas Rd

**EXHIBIT "A-1"**

Floor Plan

