

Westport Service Center

2560-2576 Metro Blvd/
10883-10888 Metro Ct

Maryland Heights, MO 63043

INVESTMENT OPPORTUNITY

20,603 SF, 100% Occupied, Multi-Tenant Service Center Located in Maryland Heights , MO (St. Louis County)

[Click Here For Confidentiality Agreement](#)



FOR MORE INFORMATION CONTACT:

Louis Copilevitz | (314) 746-1451
lcopilevitz@gershmancre.com

Lou Panopoulos | (314) 746-1428
lpanopoulos@gershmancre.com



Westport Service Center

- ▶ 100% occupied multi-tenant service center located in Maryland Heights - St. Louis County, MO
- ▶ Stable & secure investment with strong historical occupancy
- ▶ Long held and operated by one family and professionally managed
- ▶ St. Louis is a Top 20 MSA in the United States with 2.8 million residents
 - 14 Fortune 1,000 companies headquartered in St. Louis
 - Home to four major universities: Washington University, St. Louis University, University of Missouri-St. Louis & St. Louis Community College
 - Subject property located 7 miles from St. Louis International Airport, 7.5 miles from St. Charles County (the fastest growing county in the region) & 19 miles from the City of St. Louis.

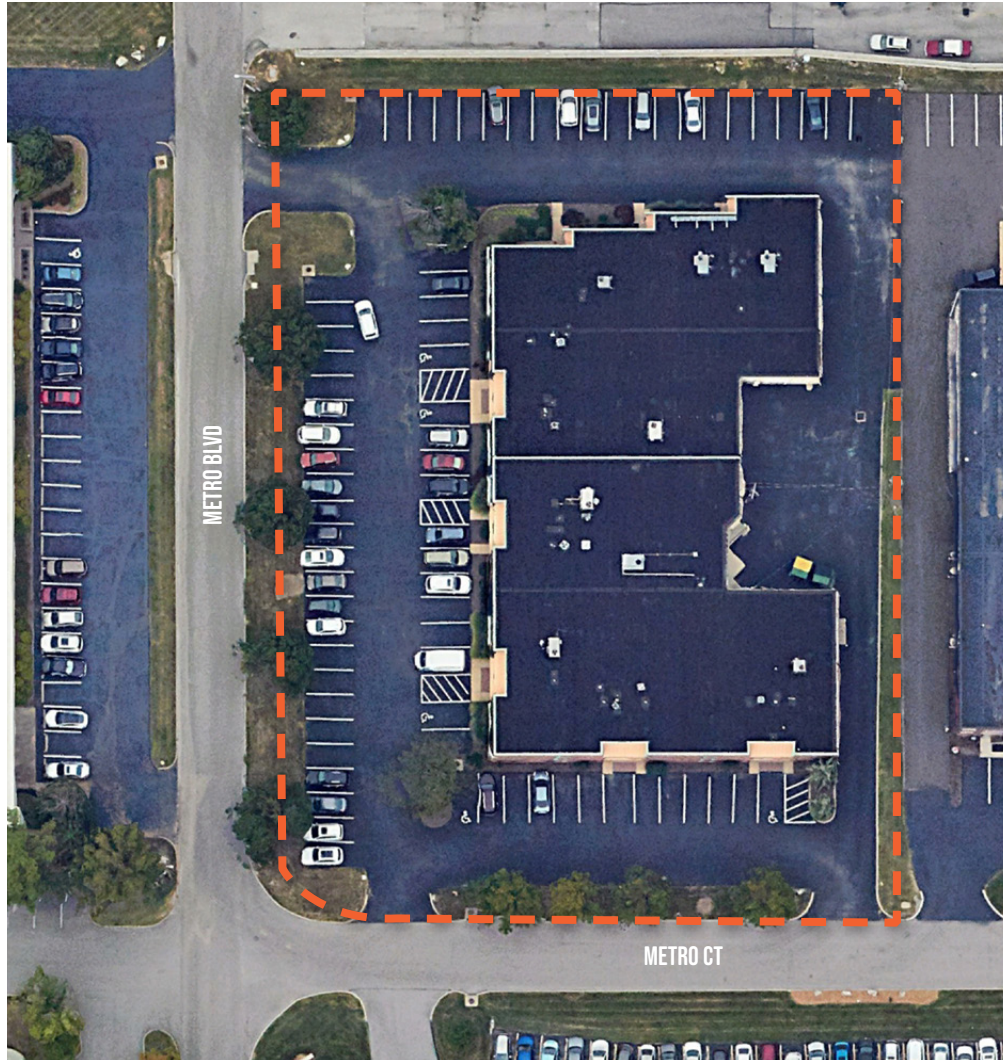


Property Description

Address:	2560-76 Metro Blvd & 10883-88 Metro Ct Maryland Heights, MO 63043
Total Leaseable Area:	20,603 SF
Year Built:	1976 (with improvements & renovations over the years)
County:	St. Louis
Parcel ID:	140-62-0397
2025 Taxes:	\$49,863.56
Submarket:	Westport - Northwest St. Louis County
Number of Stories:	1
Roof:	EPDM - Installed 2012
HVAC:	Rooftop Units Per Suite
Parking:	75 Surface Spaces (3.7/1,000 SF)
Lot Size (Acres):	1.57 Acres

Westport Service Center

Site Plan



Westport Service Center



Schnucks **Chick-fil-A** **CVS pharmacy**
DOLLAR TREE **Arby's** **MOD PIZZA**
SMOOTHIE KING **UPS** **Hallmark** **Burdett**

PHILIPS 66 **Denny's** **DQ**
Walgreens **Domino's** **JJ**

EAST COAST **HOMWOOD SUITES**
PAPA JOHN'S **Hampton**
WAFFLE HOUSE

ALDI **McDonald's** **Jason Miska** **ACE**
CIRCLE K **Great Clips**

IMO'S **Mobil**
SUBWAY **6**
FIREHOUSE SUBS

USPS **Best Buy Western PLUS**
Mill Woods Sports Bar & Grill **QT** **QuikTrip**

WESTPORT PLAZA
THREE SIXTY WESTPORT **FUNNY BONE** **Rawlings**
SODA FOUNTAIN EXPRESS **SOCIAL** **KOBE**
basso **drunken fish**
Starbucks **Panera** **McDonald's** **SHERATON**

COURTYARD
Residence INN **Fairfield**

SHERWIN-WILLIAMS **LAQUINTA** **Red Roof**
extended STAY AMERICA **HOOTERS** **7 ELEVEN** **PHILIPS 66**

Denny's **ExtraSpace Storage**
DOLLAR GENERAL **7 ELEVEN** **Shell** **PHILIPS 66**

Starbucks **QDOBA**