

# 3774 HESS ROAD

FOR LEASE

Byrnes Mill, MO 63051

YOUR NAME HERE  
Your Name Here

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# PROPERTY FEATURES



- 3,831 SF available spanning 2 floors
- Versatile commercial space
- Situated on 0.75 acres
- Modern structure with excellent curb appeal
- Spacious open layout for flexible floor plans
- Ample parking for staff and clients



- Excellent visibility and accessibility from Hess Rd
- Large front signage available
- 13,930 VPD



- Daycare use permitted
- Zoned for multiple commercial and retail uses
- Full kitchen
- 3 bathrooms, one ADA

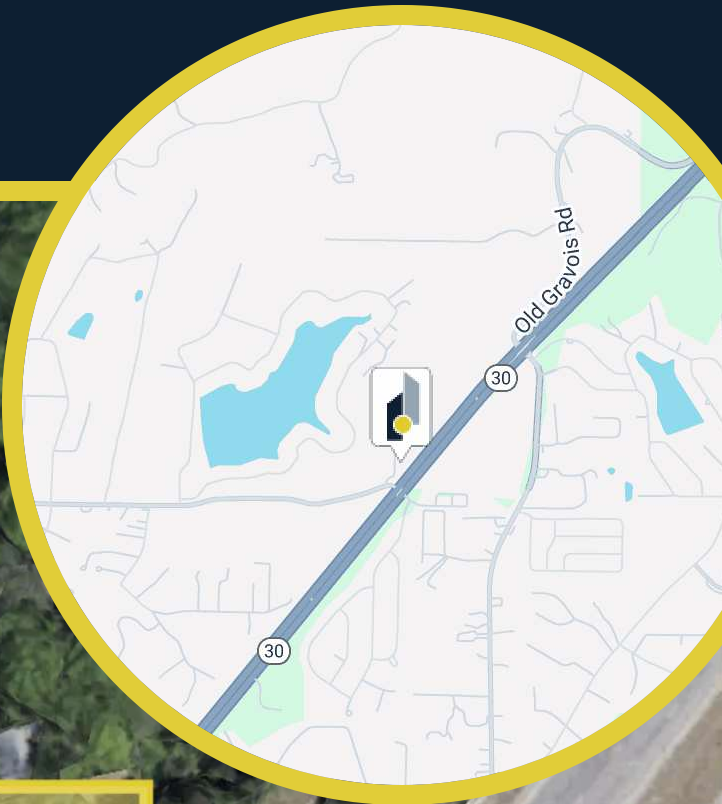
**FOR LEASE:**  
**\$12.00 SF/YR**  
**NNN**



# ADDITIONAL PHOTOS



# AERIAL VIEW



Additional Acreage Available



Take State Highway 30 W/Gravois Rd and turn right onto Byrnes Mill Rd/Upper Byrnes Mill Rd. Turn right onto Hess Rd and the property will be located on the right.





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