

1653 LARKIN WILLIAMS RD

FENTON, MO 63026

**SUBLEASE
OPPORTUNITY**



PROPERTY HIGHLIGHTS

- +/- 9,891 SF Available (Vacant)
- Second Floor Office Space
- Year Built 1999
- J1 Zoning
- Parcel ID: 270-53-0188
- \$10.00 PSF + \$5.27 NNN
- Sublease opportunity through 5/31/2031



0.7 Miles to I-44



3.5 Miles to I-270



21.3 Miles to St. Louis
Lambert International Airport

DEMOGRAPHIC SNAPSHOT (2024)



POPULATION

1 Mile	2,665
3 Mile	44,452
5 Mile	152,559



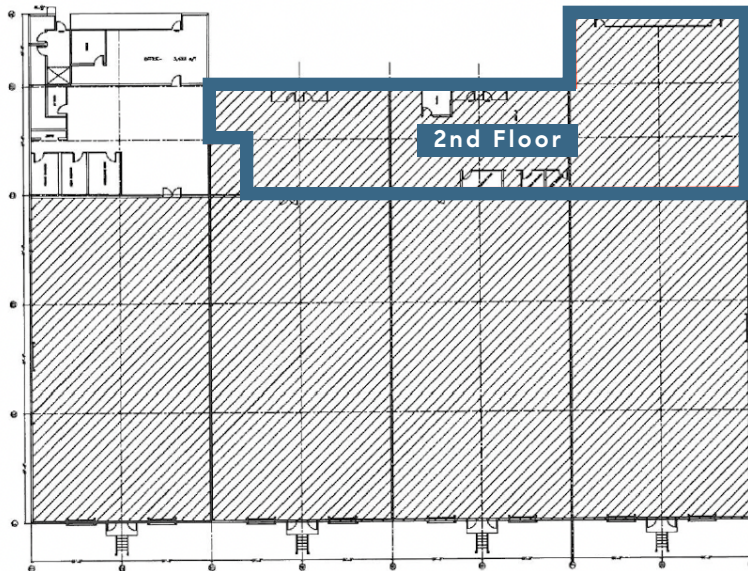
AVG HH
INCOME

1 Mile	\$135,546
3 Mile	\$131,924
5 Mile	\$139,025



HOUSEHOLDS

1 Mile	997
3 Mile	18,135
5 Mile	62,014



CONTACT INFORMATION

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FLOWERS
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