

# 1,578 SF RETAIL / OFFICE SPACE AVAILABLE FOR LEASE

1901-1955 SCHUETZ ROAD | SAINT LOUIS, MISSOURI 63146



1,578 SF  
AVAILABLE

## 1,578 SF In-Line Office / Retail Space

- 1921-1923 Schuetz Road
- Fully built out dental/medical office
- Located two blocks south of Page Ave on Schuetz Road near Westport Plaza
- Excellent visibility on Schuetz Road with building and pylon signage available
- Plentiful parking
- Stable residential and commercial area
- Co-tenants include Subway, Edward Jones, Vivola's, Crimson Dove, Top Sushi and Grand Liquor
- Traffic volume on Schuetz Road: 14,110 vehicles per day
- **LEASE RATE: \$14.00 PSF NNN**

For additional information, please contact:

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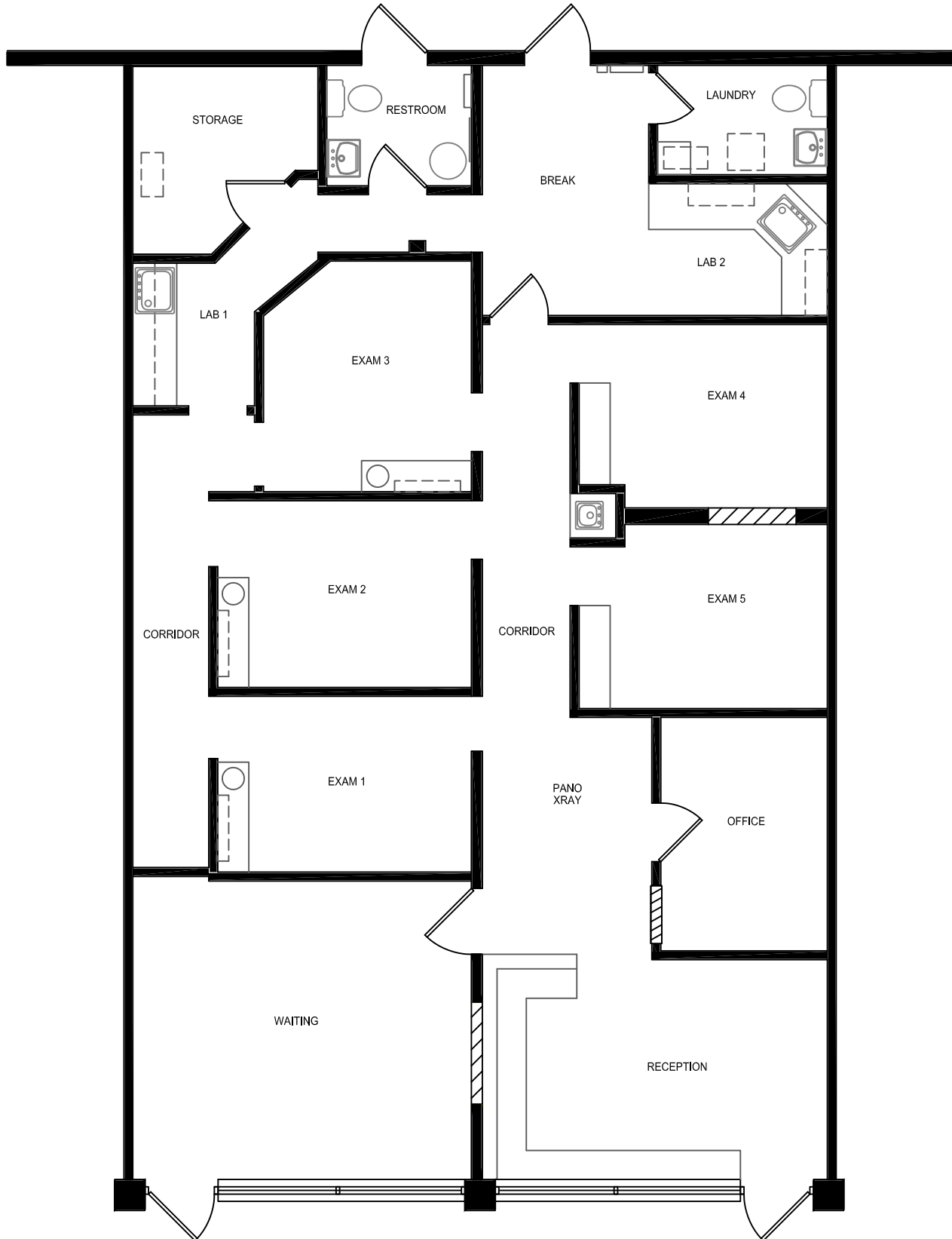
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1921-23 SCHUETZ ROAD  
1,578 SF

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RECEPTION



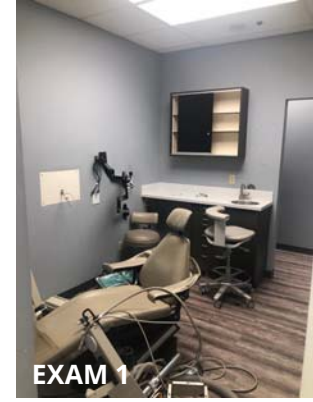
RECEPTION



WAITING



WAITING



EXAM 1



EXAM 2



EXAM 3



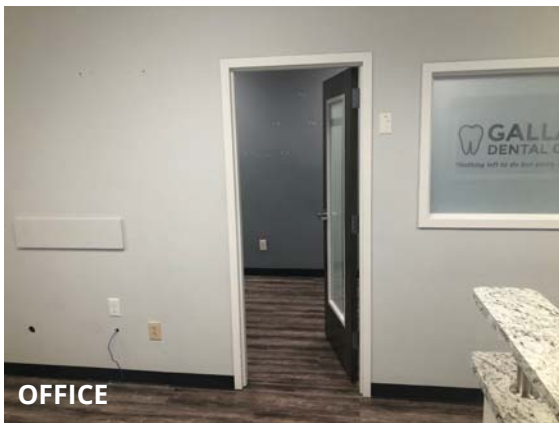
EXAM 3



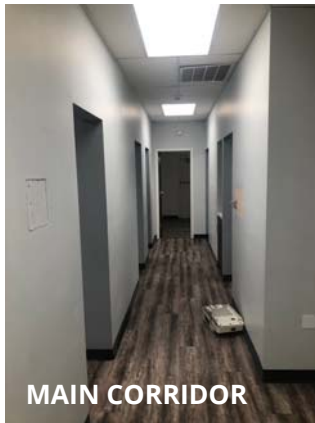
EXAM 4



EXAM 5



OFFICE



MAIN CORRIDOR



BACK CORRIDOR



BACK CORRIDOR



LAB 1



LAB 1



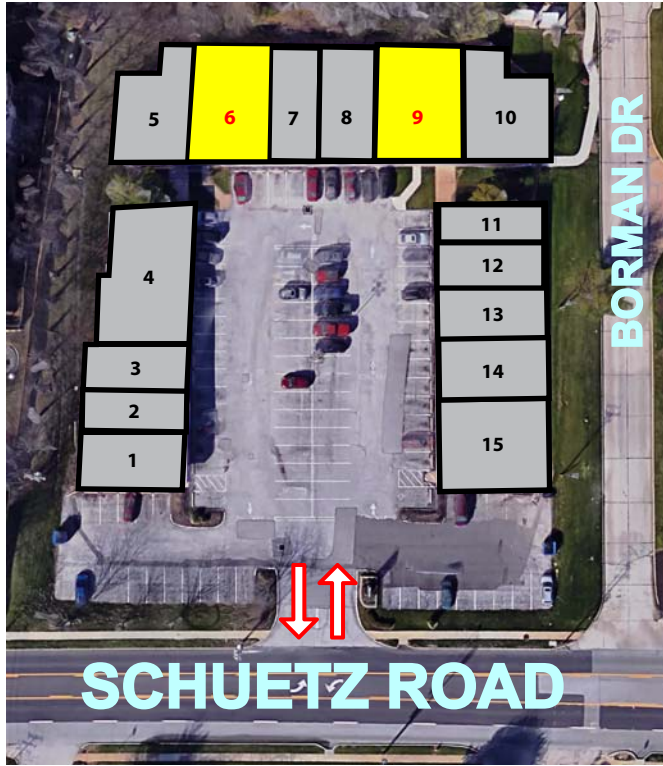
STORAGE



RESTROOM

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NO.	ADDRESS	STATUS	SF
1	1901 Schuetz	Leased	1,300
2	1905 Schuetz	Leased	1,100
3	1907 Schuetz	Leased	831
4	1911 Schuetz	Leased	1,682
5	1917-19 Schuetz	Leased	1,502
6	<b>1921-23 Schuetz</b>	<b>AVAILABLE</b>	<b>1,578</b>
7	1925 Schuetz	Leased	832
8	1927 Schuetz	Leased	832
9	<b>1931 Schuetz</b>	<b>AVAILABLE</b>	<b>2,400</b>
10	1933 Schuetz	Leased	2,400
11	1941 Schuetz	Leased	640
12	1943 Schuetz	Leased	640
13	1945 Schuetz	Leased	640
14	1947-49 Schuetz	Leased	1,280
15	1951-55 Schuetz	Leased	1,993



DEMOGRAPHICS	1 MILE
Population:	5,118
Daytime Employment:	22,904
No. of Households:	2,563
Avg. Household Income:	\$95,000

DEMOGRAPHICS	3 MILE
Population:	82,473
Daytime Employment:	84,891
No. of Households:	36,345
Avg. Household Income:	\$93,638

DEMOGRAPHICS	5 MILE
Population:	164,992
Daytime Employment:	154,525
No. of Households:	70,991
Avg. Household Income:	\$96,387