

# Metro Dorsett

11970 - 11994 Dorsett Road  
Maryland Heights, MO 63043

## 3,400 SF RETAIL / SERVICE CENTER SPACE AVAILABLE FOR LEASE



- **3,400 SF Available**
- 11976 Dorsett Road
- Retail bay with 10'x10' dock
- Located on the southeast corner of Metro Blvd and Dorsett Road, 1/8 mile east of I-270
- Signalized intersection providing high visibility and direct access from Dorsett Road
- Join H&R Block, O'Reilly Auto Parts, Tracy's Karate, Subway, American Challenge Experience and Thirteen Roses (*now open!*)
- Plentiful parking
- **LEASE RATE: \$11.50 PSF NNN**

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Population:	7,561	69,407	148,609
Daytime Employment:	17,540	75,164	172,433
No. of Households:	3,295	30,869	63,990
Average HH Income:	\$75,145	\$78,308	\$83,979

<b>ANNUAL AVERAGE DAILY TRAFFIC</b>	<b>(2018)</b>
Dorsett Road:	28,872 vehicles

## HUTKIN DEVELOPMENT COMPANY

10829 Olive Boulevard  
Suite 200  
St. Louis, MO 63141

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Visit our website:  
[www.hutkin.com](http://www.hutkin.com)

### CONTACT

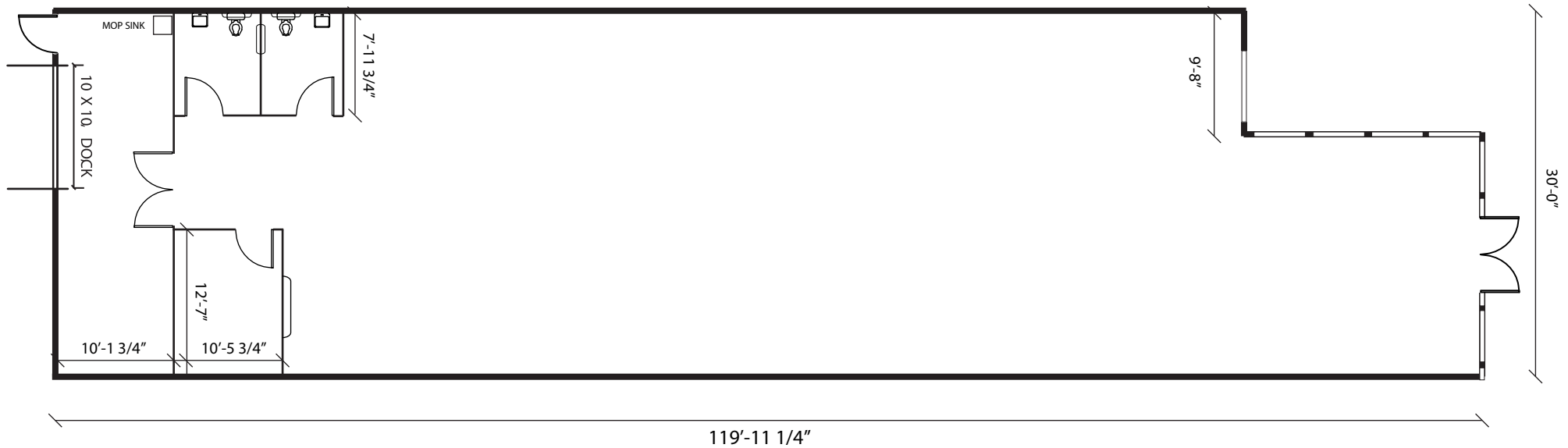
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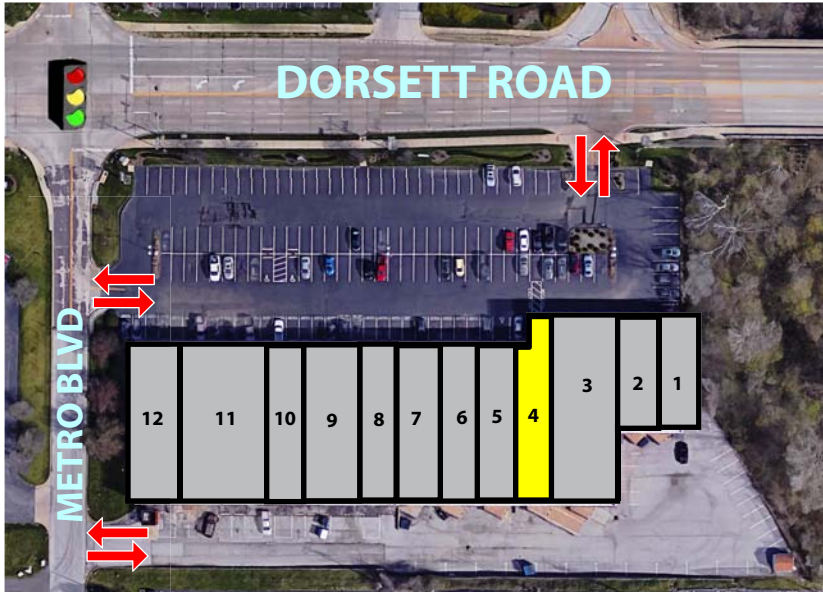


11976 DORSETT ROAD  
3,400 SF

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NO.	ADDRESS	STATUS	SF
1	11970 Dorsett Road	Occupied	2,700
2	11972 Dorsett Road	Occupied	2,700
3	11974 Dorsett Road	Occupied	3,600
4	11976 Dorsett Road	<b>AVAILABLE</b>	3,400
5	11978 Dorsett Road	Occupied	3,000
6	11980 Dorsett Road	Occupied	3,000
7	11982 Dorsett Road	Occupied	3,000
8	11984 Dorsett Road	Occupied	2,250
9	11986 Dorsett Road	Occupied	3,800
10	11988 Dorsett Road	Occupied	3,050
11	11990-92 Dorsett Road	Occupied	6,000
12	11994 Dorsett Road	Occupied	3,000

