



**TRI-COUNTY
MEDICAL OFFICE
SUITE 104**

SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

MARK CLARKSON

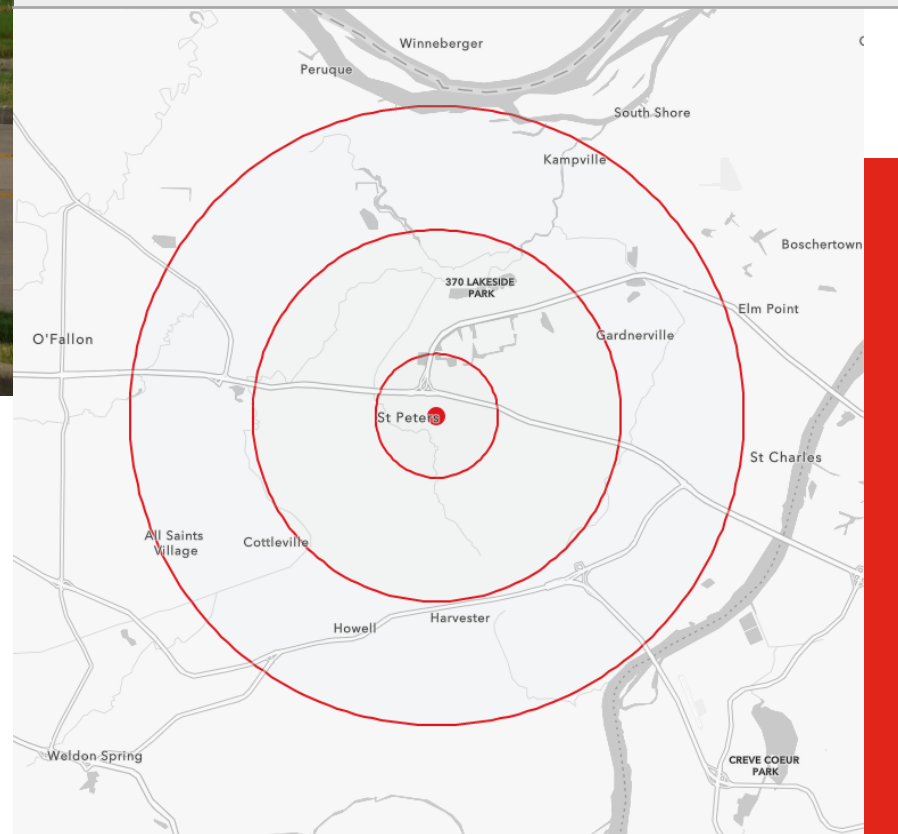
Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

**4800 MEXICO ROAD, SUITE 104
ST. PETERS, MO 63376
3,522 S.F. | (\$20.00/S.F. M.G)
CONTACT BROKER FOR PRICING.**

PROPERTY INFORMATION



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,455	69,002	168,076
HOUSEHOLDS	3,067	28,154	67,429
AVERAGE HH INCOME	\$122,970	\$107,755	\$112,117



- MEDICAL OFFICE FOR SALE OR LEASE
- PROMINENT TRI-COUNTY MEDICAL OFFICE BUILDING
- EXCELLENT OWNER-OCCUPANT OPPORTUNITY
- BUILDING DEVELOPED IN 2000
- MONUMENT SIGNAGE AVAILABLE ALONG MEXICO ROAD
- JOIN FAST-GROWING ST. PETERS SPECIAL DISTRICT
- FIRST-LEVEL SPACE WITH EXTERIOR ENTRANCES
- MEETS ADA STANDARDS

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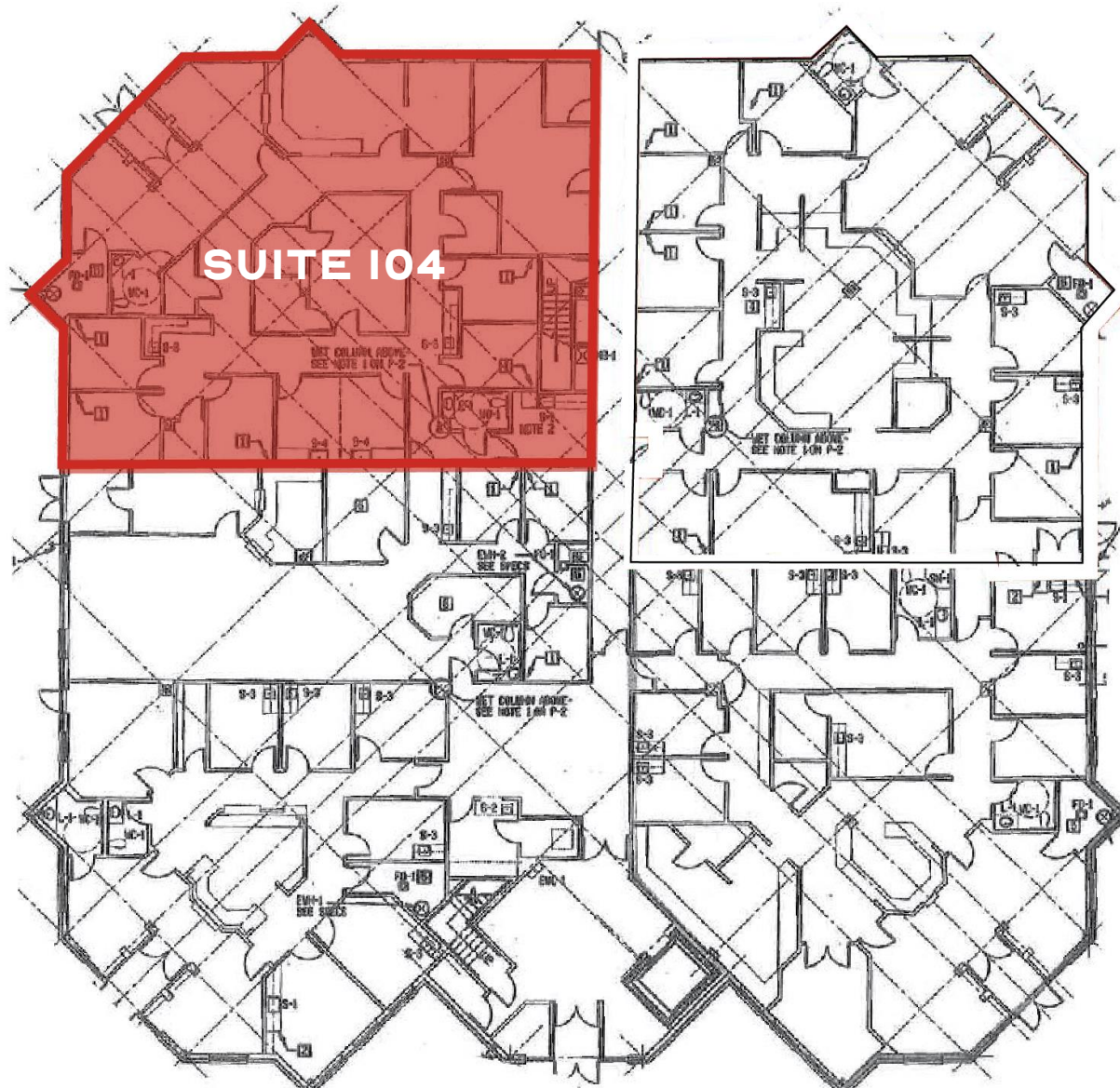
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FLOOR PLAN



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.