

# ROMANTIQUE PLAZA



SCAN HERE!



**MARK CLARKSON**

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**3430 MCKELVEY ROAD  
BRIDGETON, MO 63044  
875 S.F. - 3,000 S.F. | \$16.00/S.F. NNN**

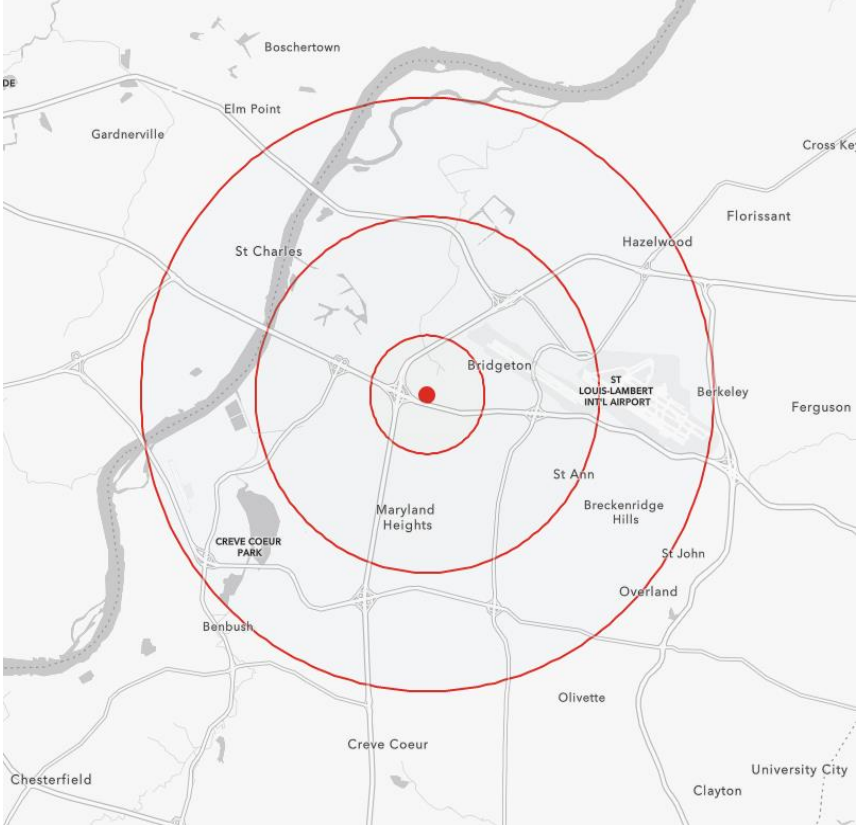
**FOR LEASE**

**PROPERTY INFORMATION**



- BUILT IN 2000 AND VERY WELL-MAINTAINED
- BUILDING'S MOST PREMIER RETAIL SPACE AVAILABLE
- ADDITIONAL OFFICE SPACES (875 S.F./EA) LOCATED ON THE BACKSIDE OF THE BUILDING ALSO AVAILABLE
- ACROSS THE STREET FROM DEPAUL SSM HOSPITAL
- 70 TOTAL PARKING SPACES (5/1,000S.F.)
- LARGE MONUMENT SIGN WITH TOP SLOT AVAILABLE
- CONVENIENT ACCESS TO I-70 AND I-270
- ZONED B-2 (COMMUNITY BUSINESS DISTRICT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,195	40,402	145,961
HOUSEHOLDS	2,537	16,842	62,741
AVERAGE HH INCOME	\$86,526	\$88,467	\$88,145



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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 Lessee investigate fully.



**SITE PLAN**



SUITE	SIZE	STATUS
SUITE A	1,250 S.F.	AVAILABLE
SUITE C	3,000 S.F.	AVAILABLE
SUITE H	875 S.F.	AVAILABLE

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AERIAL



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