

2310 S. Brentwood Blvd.  
**BRENTWOOD, MO**

**654 SF - 1,308 SF STREET RETAIL/OFFICE AVAILABLE FOR LEASE**



**Affordable Rents! ONLY \$16 PSF MG Includes Everything Except Electric and Data!**

## SPACE HIGHLIGHTS

- 1308 SF Available -Can be Subdivided—Two 654 SF Suites
- Affordable Rents— ONLY \$16 PSF MG including everything except electric/ data
- Great Signage Available both on the Pylon and face of building
- High Traffic Counts, over 35,490 vehicles per day
- Plenty of FREE Parking
- Great Visibility



Interior "Mall Like" glass storefronts with some individual interior walls for smaller offices. The ceiling height is approximately 7'11" with fluorescent lighting, private bath and individual HVAC systems with separate electric and phone.



For more information, please contact:



**HAL HANSTEIN**

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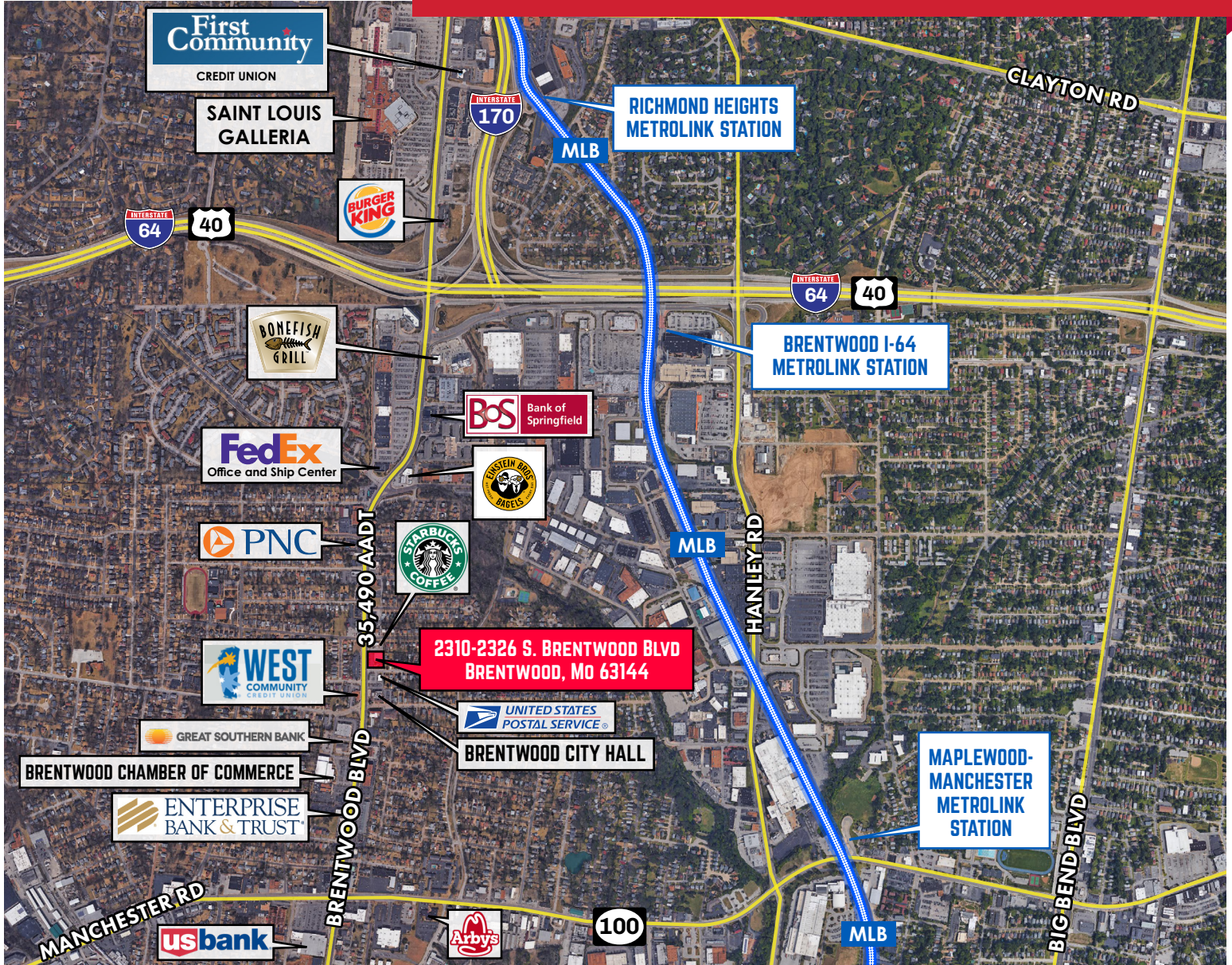
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	1-MILE	3-MILE	5-MILE
POPULATION:	10,551	108,952	299,503
HOUSEHOLDS	5,334	47,527	134,185
AVE. HH INCOME:	\$91,908	\$113,908	\$134,185
TOTAL BUSINESSES	1,093	6,688	14,495
TOTAL EMPLOYEES	16,099	101,824	244,725



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## PHOTOS



This property with its interior "Mall Like" entrances has a strong community feel with other tenants including beauty shop/spa, medical, insurance and shoe repair with the available space ideal for many retail/service/professional uses. Great location on Brentwood Blvd. and easy access to I-64 & I-170 making this a much in demand location in the St. Louis Metro Area.

This unique property has both curb entrance retail along with an interior "Mall" for smaller shops and retail uses. Currently, there is only 1-interior "Mall" space available, 1308 SF which can be subdivided into two separate spaces each approximately 654 SF. Each space has individual HVAC units, restrooms and electrical service which are separately metered. If location, signage and small, affordable space are important to you, then this is the place to be with plenty of Free parking and easy access to Clayton and all other parts of the city and county.



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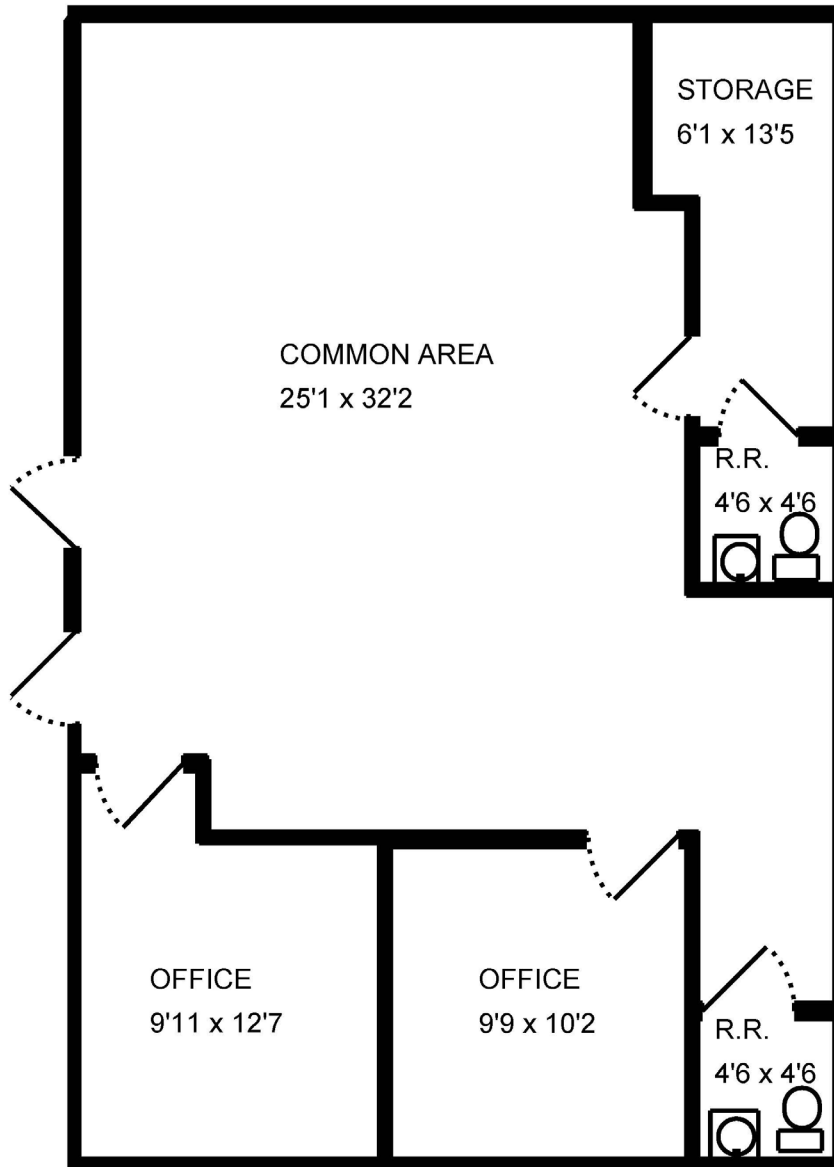
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## FLOOR PLAN



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