

Scenic Plaza

1185 Scenic Plaza Drive
Herculaneum, Missouri 63048

FOR LEASE:

Laura Jones
laura@rljonesproperties.com
636.287.2700



Available:

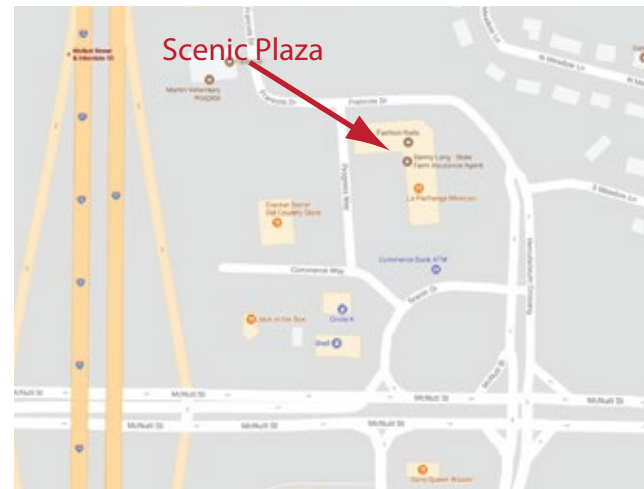
- ▶ 1,428 SF & 5,000 SF spaces available for lease

Specifications

Zoning: C-3 Commercial
Traffic Count: 16,090 VPD

Features:

- ▶ Excellent Visibility (I-55 at Herculaneum)
- ▶ Red Light Intersection
- ▶ Traffic Count: I-55 at Herculaneum: 61,311 VPD
Scenic Drive/McNutt Street: 16,090 VPD
- ▶ Growing Community



Demographics	1 mile	3 mile	5 mile
Total Population	2,833	21,527	33,915
Households	3,371	10,637	33,100
Median Household Income	\$43,300	\$50,427	\$51,324



RL Jones Properties

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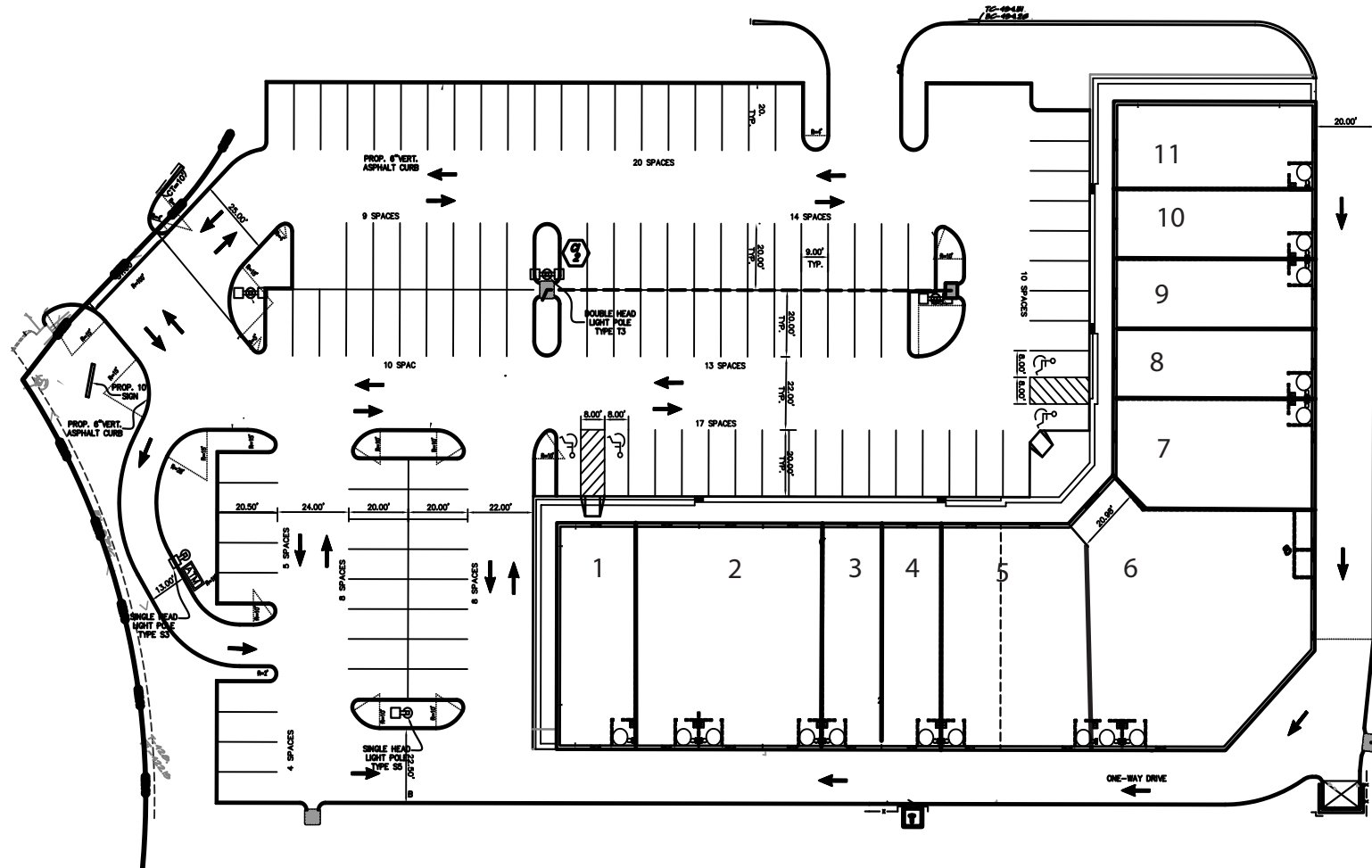
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Site Plan

SPACE	TENANT	SF
1	Little Caesars Pizza	1,791
2	La Pachanga Restaur.	4,284
3	Edward Jones	1,360
4	Fashion Nails	1,360
5	Dance Studio	3,560
6	AVAILABLE	5,000
7	H. H. Chiropractic	2,208
8	AVAILABLE	1,428
9	State Farm	1,428
10	Subway	1,428
11	Audiologist	1,791



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