



**THE
OAK CREEK CENTER**

SCAN HERE!



MARK CLARKSON

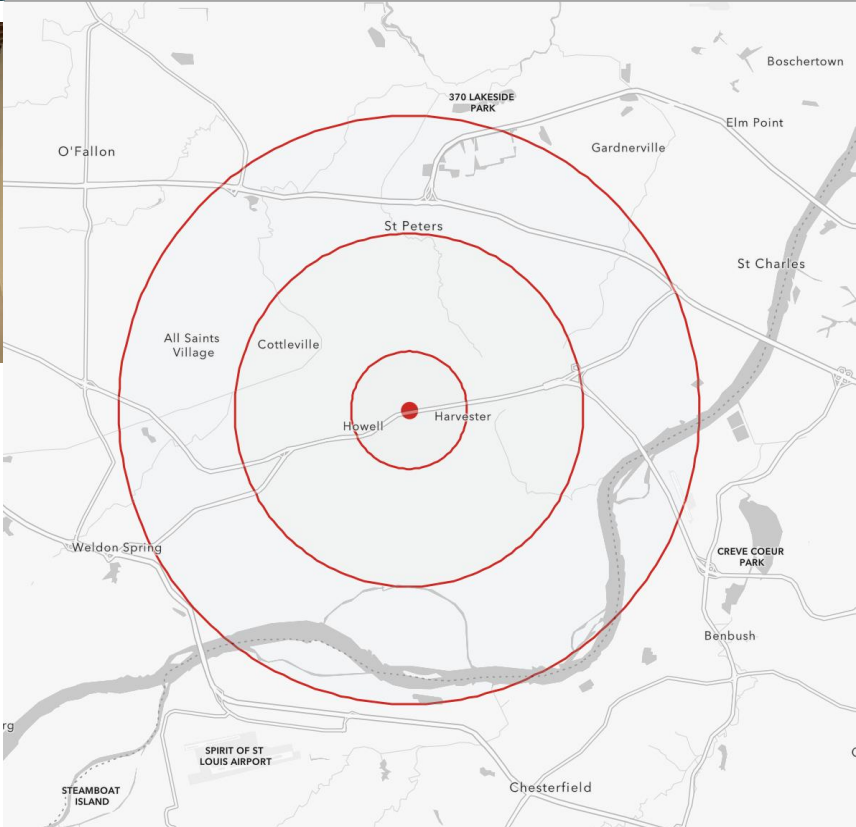
Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

**4045 NORTH SAINT PETERS PARKWAY
ST. PETERS, MO 63304
3,500 S.F. | \$16.00/S.F. NNN**

PROPERTY INFORMATION



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,236	90,129	166,881
HOUSEHOLDS	4,485	35,110	66,176
AVERAGE HH INCOME	\$105,683	\$123,870	\$120,971



- OPEN WHITE-BOXED AREA, READY FOR BUILDOUT OPPORTUNITY
- PYLON SIGNAGE AVAILABLE
- HIGHLY VISIBLE AREA OFF MO-364 AND MO-94 (46,583 V.P.D.) AND N. ST. PETERS PARKWAY (13,593 V.P.D.)
- TENANT IMPROVEMENT ALLOWANCES AVAILABLE FOR QUALIFIED, LONG-TERM PROSPECTIVE TENANTS
- PROPERTY ZONED AB3 — ARTERIAL BUSINESS
- CONVENIENT ACCESS TO MO-94/3364, I-70 AND I-40

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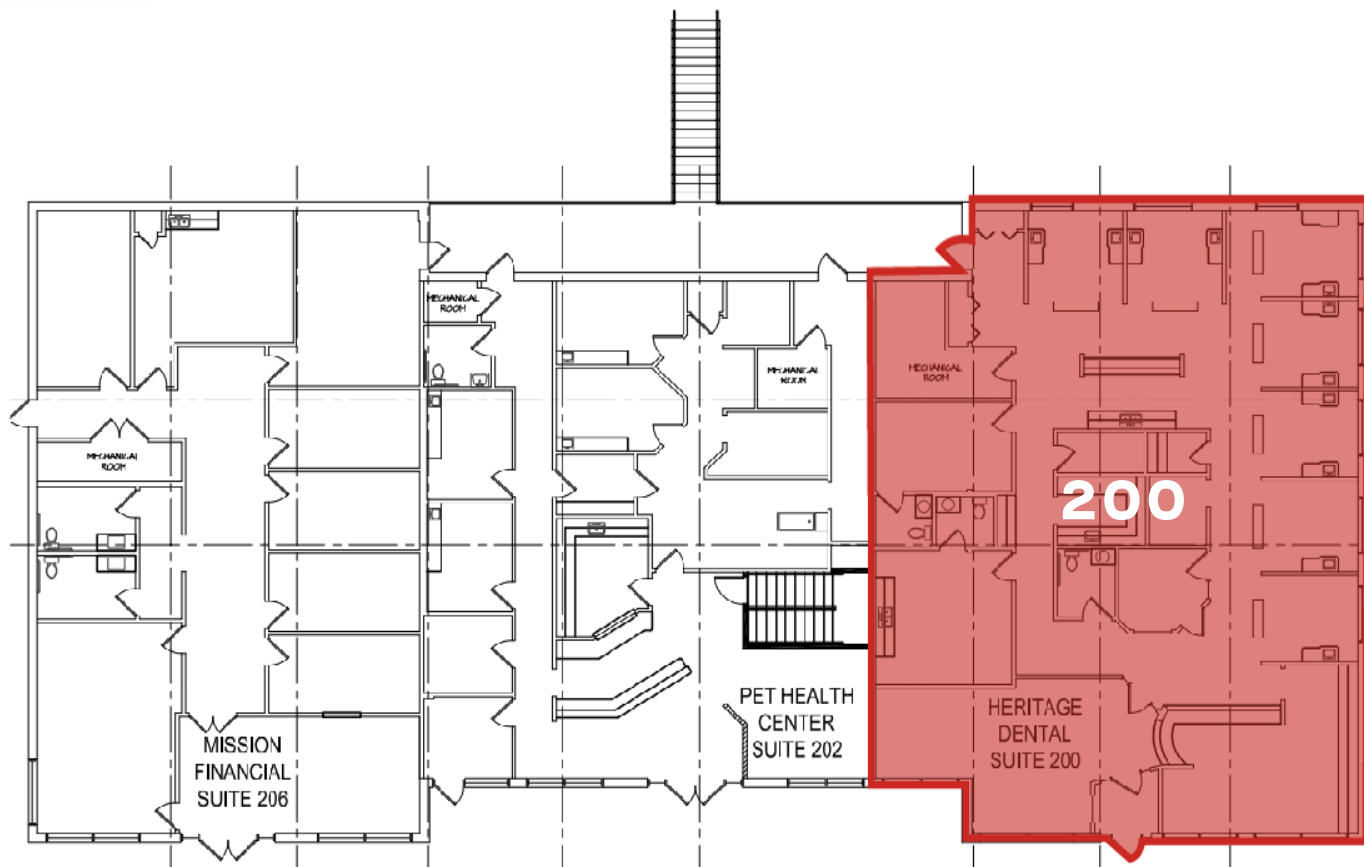


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SITE PLAN



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<u>SUITE</u>	<u>PREMISES</u>	<u>STATUS</u>
200	AVAILABLE	3,500 S.F.
202	LEASED	3,000 S.F.
206	LEASED	2,600 S.F.

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