

2,050 SF FREE-STANDING RETAIL AVAILABLE FOR LEASE

8705 BIG BEND BLVD | SAINT LOUIS, MISSOURI 63119



- ▶ **2,050 SF Free-Standing Building**
- ▶ Located at the corner of Big Bend Blvd and Elm Ave
- ▶ Private parking lot
- ▶ Excellent visibility and signage opportunity
- ▶ Drive-in loading
- ▶ Close proximity to I-44 access
- ▶ **LEASE RATE: \$16.00 PSF NNN**



For additional information, please contact:

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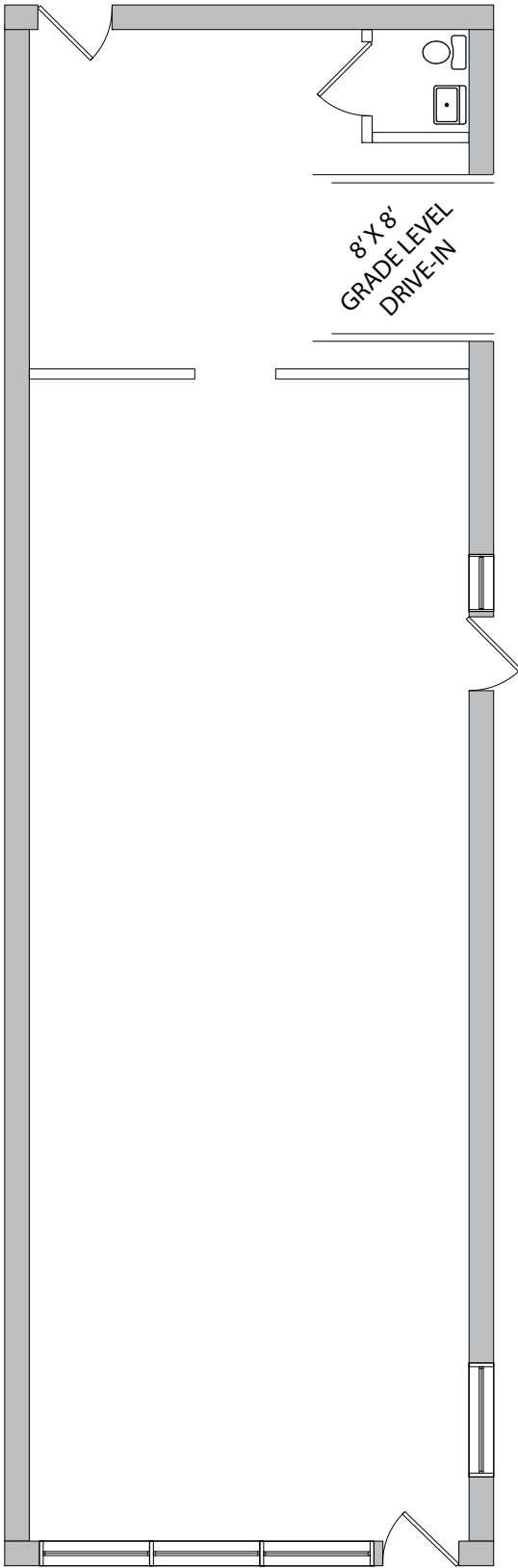
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	ANNUAL AVERAGE DAILY TRAFFIC	
POPULATION:	11,980	103,625	263,635	BIG BEND BLVD:	20,363 VPD
DAYTIME EMPLOYMENT:	5,545	54,736	175,955	ELM AVE (NORTH):	12,122 VPD
NO. OF HOUSEHOLDS:	4,536	45,724	117,304	ELM AVE (SOUTH):	23,178 VPD
AVG. HOUSEHOLD INCOME:	\$134,665	\$101,232	\$96,817	I-44:	129,848 VPD

