

1,050 SF & 1,100 SF RETAIL / SERVICE SPACE AVAILABLE FOR LEASE

103-125 LONG ROAD | CHESTERFIELD, MISSOURI 63005



1,050 SF & 1,100 SF RETAIL / SERVICE SPACE AVAILABLE

- 107 Long Road (1,100 SF) and 125C Long Road (1,050 SF)
- Two curb cuts on Long Road
- Prominent building and pylon signage available
- Excellent parking (5:1,000)
- Easy access to I-64/40 from the signalized intersection of Long Road and Chesterfield Airport Road
- Within close proximity to a wide variety of dining, shopping and entertainment destinations such as Chesterfield Commons, St. Louis Premium Outlets, Top Golf, Main Event, The Factory and The District
- Five-minute drivetime to St. Charles County via I-64/40
- Traffic volume on Long Road: over 15,000 VPD
- Traffic volume on Chesterfield Airport Road: over 18,000 VPD
- **LEASE RATE: \$18.00 PSF NNN**

For additional information, please contact:

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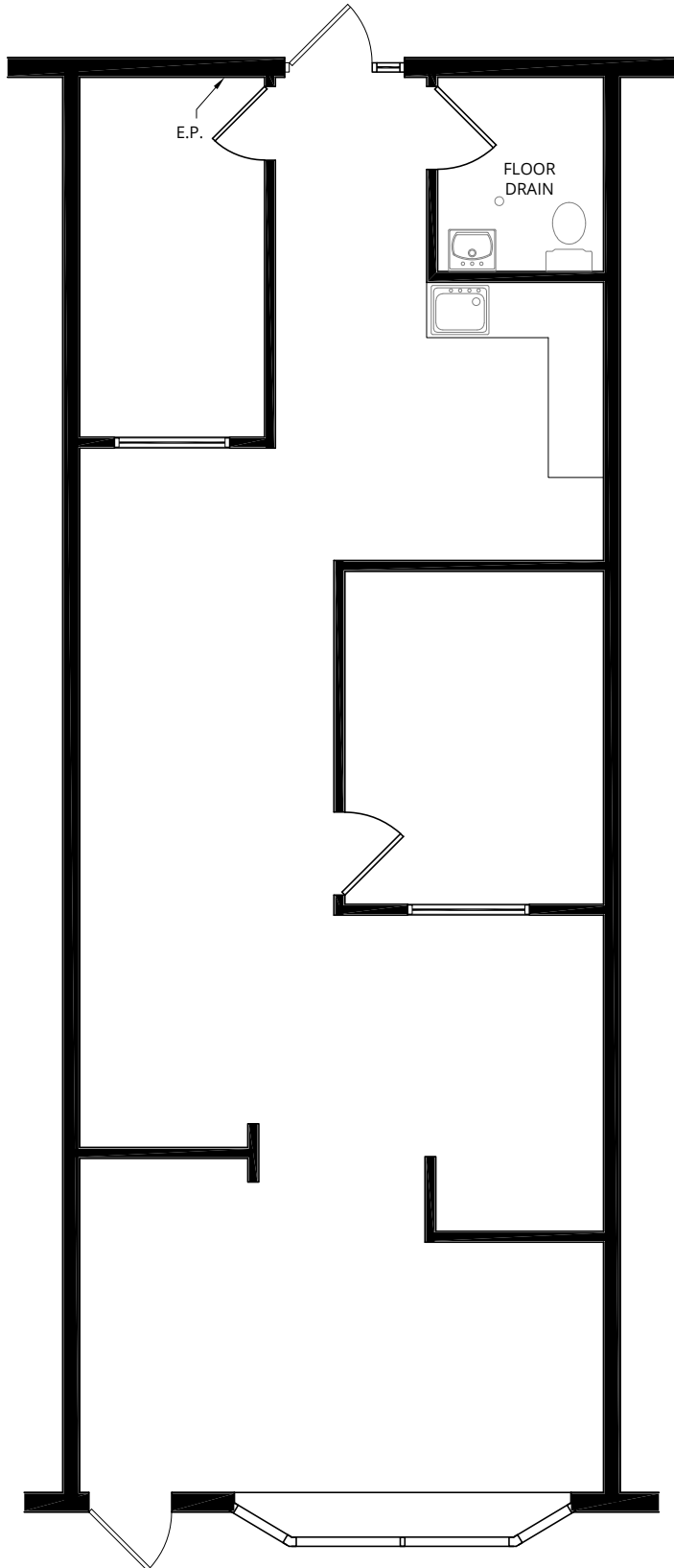
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HUTKIN
DEVELOPMENT COMPANY

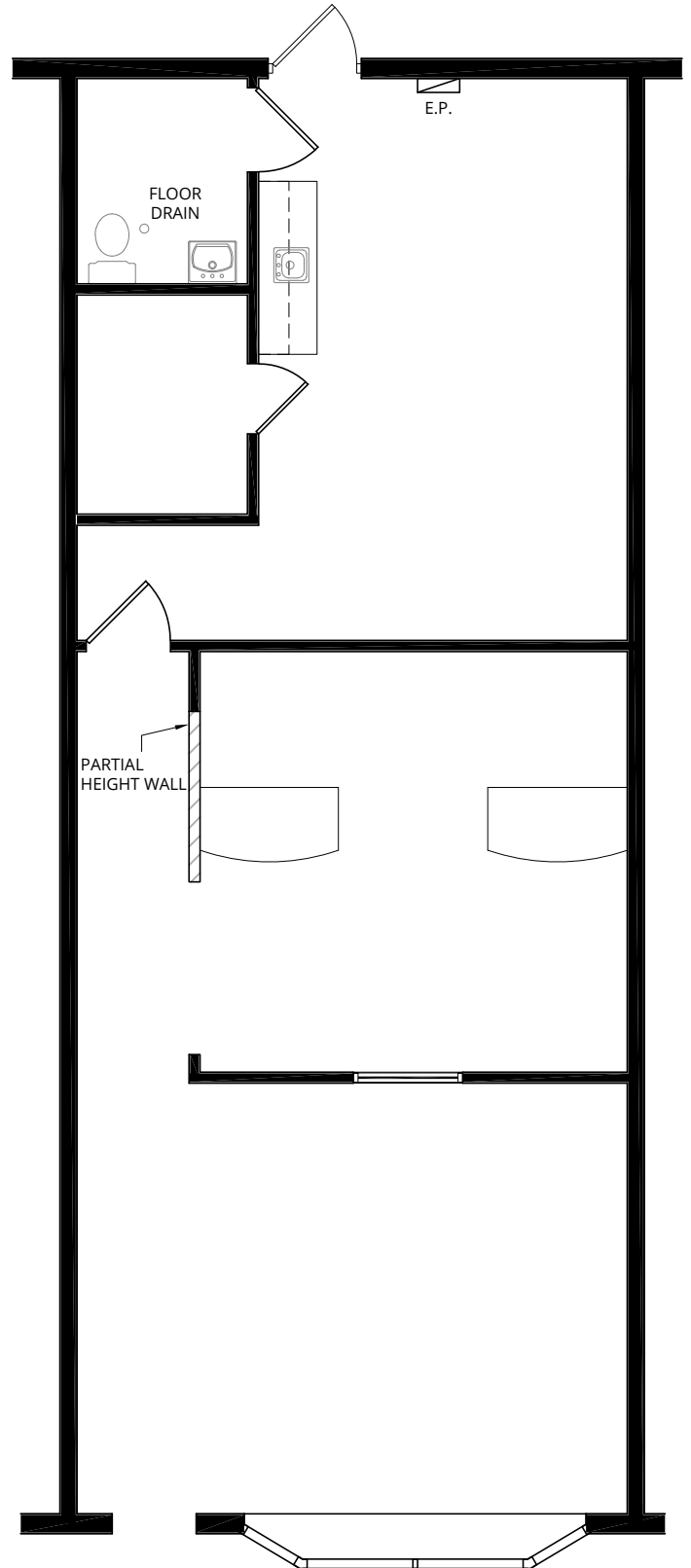
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125C LONG ROAD
1,050 SF



107 LONG ROAD
1,100 SF

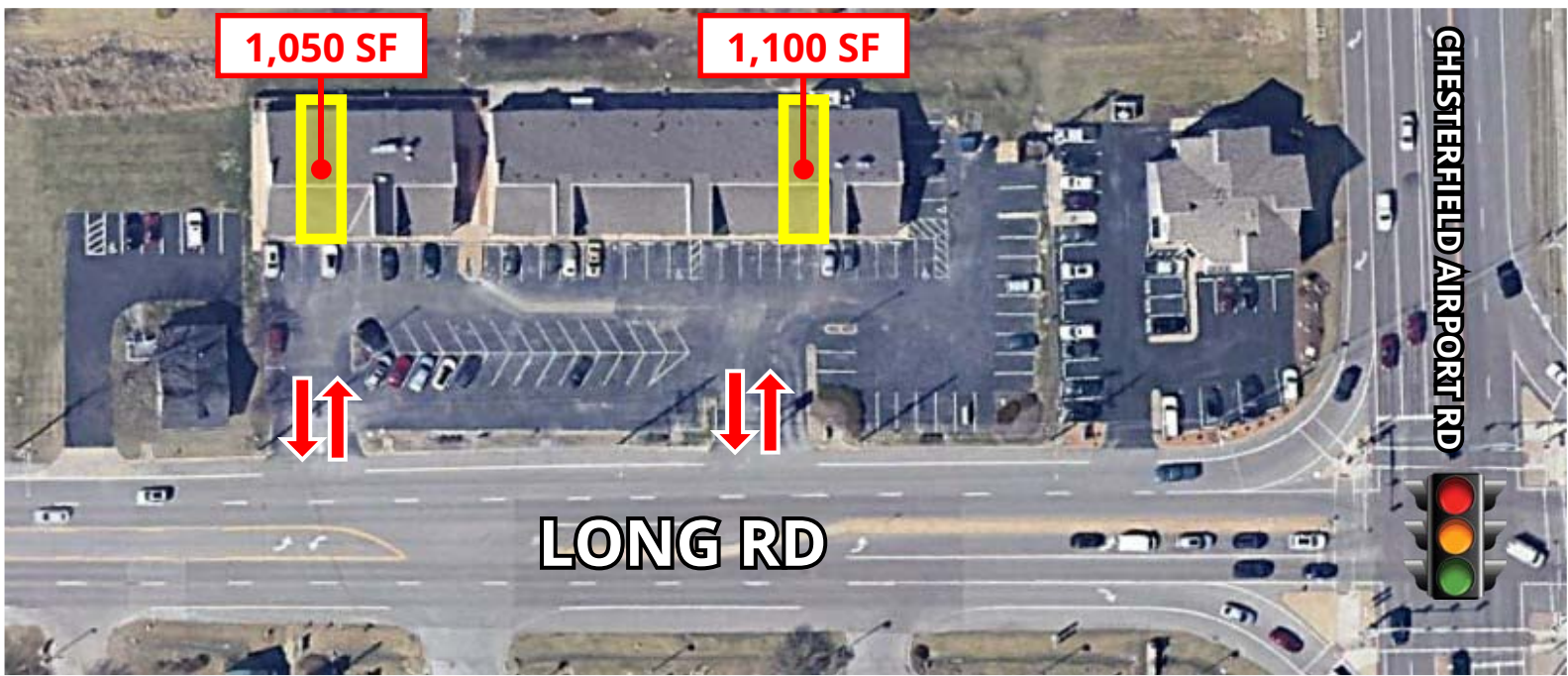
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:	1,447	15,166	79,144
DAYTIME EMPLOYMENT:	9,610	25,646	51,896
NUMBER OF HOUSEHOLDS:	449	5,569	29,846
AVG HOUSEHOLD INCOME:	\$315,782	\$291,989	\$219,444

TRAFFIC VOLUME (VPD)	
LONG RD:	15,000
CHESTERFIELD AIRPORT RD:	18,000
I-64/40:	103,000



The information contained herein was obtained from a source we consider to be reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information is subject to change without notice.