

**CLIFF CAVE
OFFICE COMPLEX**



SCAN HERE!



BEN CHERRY, CCIM

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**116 CLIFF CAVE ROAD
ST. LOUIS, MO 63129
629 — 2,565 S.F. | \$15.00/S.F. F.S.G.**

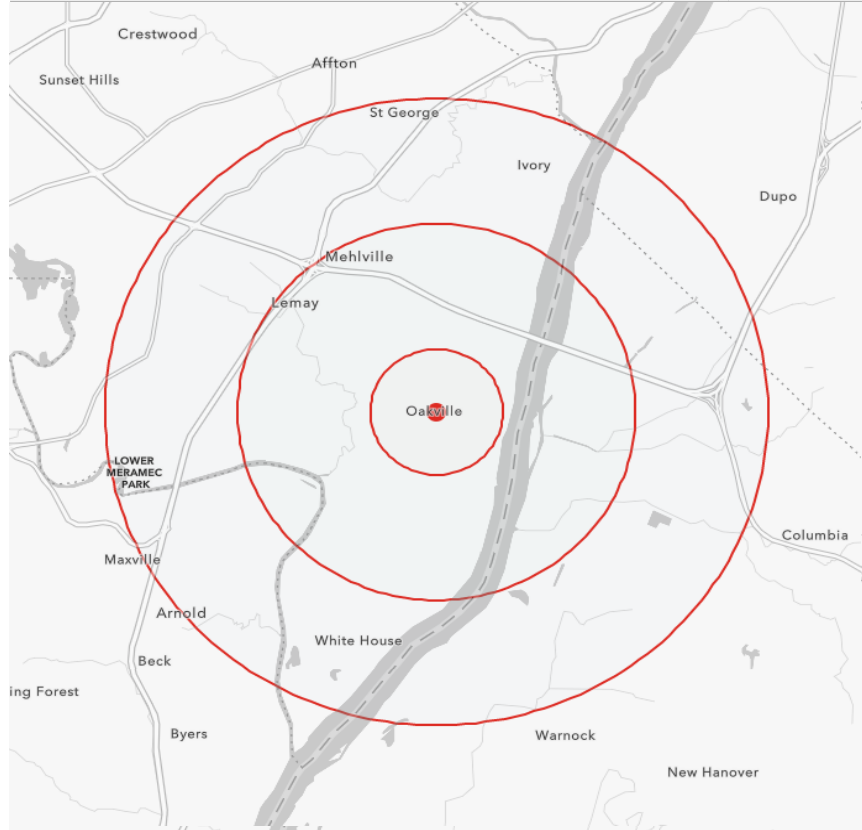
FOR LEASE

PROPERTY INFORMATION



- **MULTIPLE SIZES OF SUITES AVAILABLE**
- **OFFICE PARK CONSISTING OF TWO BUILDINGS**
- **PROFESSIONALLY-MAINTAINED**
- **CONSTRUCTED IN 1989**
- **MONUMENT SIGNAGE AVAILABLE**
- **LOCATED NEAR THE INTERSECTION OF CLIFF CAVE ROAD & TELEGRAPH ROAD IN SOUTH COUNTY**

| DEMOGRAPHICS | | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--|-----------|-----------|-----------|
| POPULATION | | 10,316 | 54,008 | 130,824 |
| HOUSEHOLDS | | 4,668 | 23,267 | 55,480 |
| AVERAGE HH INCOME | | \$106,690 | \$106,514 | \$101,258 |



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SITE PLAN



I16 CLIFF CAVE

| SUITE | SIZE (S.F.) | STATUS |
|---------|-------------|-------------------------------|
| I16-G | 2,565 | AVAILABLE |
| I16-I10 | 1,180 | BOONE CPA |
| I16-I01 | 380 | SAFETY & FACILITY SUPPORT LLC |
| I16-I02 | 744 | AVAILABLE |
| I16-200 | 629 | AVAILABLE |
| I16-201 | 655 | AVAILABLE |
| I16-202 | 310 | OETTING & KERNS |
| I16-203 | 915 | FINANCIAL RECRUITERS, LLC |
| I40-100 | 1,188 | EDWARD JONES |
| I40-102 | 1,005 | AVAILABLE |
| I40-201 | 900 | AVAILABLE |
| I40-203 | 1,500 | COUNSELING/LENZ |

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