

RETAIL / OFFICE COMPLEX FOR SALE

5 BUILDINGS ON 6.3 ACRES

COUNTRY CHARM PLAZA | 1576-1692 & 1607-1609 GRAVOIS ROAD | HIGH RIDGE, MO 63049



- ▶ **48,000 SF on 6.3 Acres**
- ▶ Retail/office complex consisting of 5 buildings
- ▶ 92% leased
- ▶ New roofs in 2019
- ▶ Great visibility and access on Gravois Road → 35,772 vehicles per day
- ▶ Access to signalized intersection
- ▶ **SALE PRICE: \$4,700,000.00**

For additional information, please contact:

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:	5,141	41,590	81,374
DAYTIME EMPLOYMENT:	2,474	8,769	37,112
NO. OF HOUSEHOLDS:	4,616	44,317	118,743
AVG. HH INCOME:	\$76,576	\$86,799	\$85,891

TRAFFIC COUNTS	2018 AADT
MO-30 (GRAVOIS ROAD):	35,772 VPD
OLD MO-30:	4,060 VPD
LITTLE BRENNAN ROAD:	12,161 VPD