

MAPLEWOOD OFFICE BUILDING



SCAN HERE!



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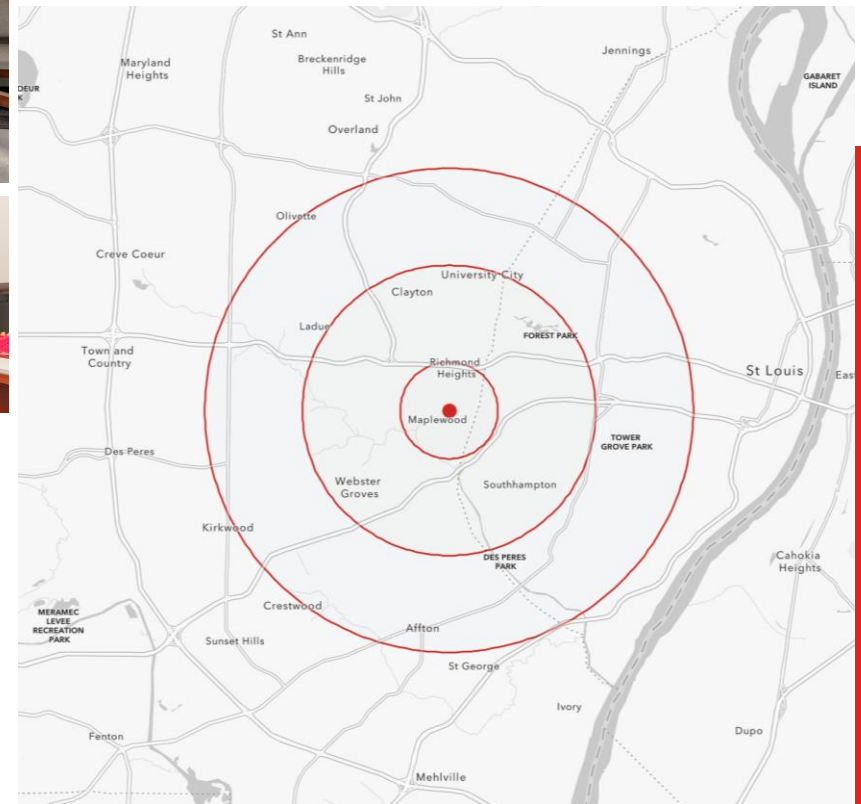
FREE-STANDING OFFICE BUILDING
2525-2531 S. BIG BEND BLVD. | MAPLEWOOD, MO 63143
\$1,860,000 | 9,330 S.F. BUILDING

PROPERTY INFORMATION



- **FREE STANDING MEDICAL OFFICE BUILDING**
- **POTENTIAL USE FOR A MEDICAL OR TRADITIONAL OFFICE**
- **AVAILABLE PARKING WITH 29+ PARKING SPACES**
- **BUILT IN 1960 AND EXTENSIVELY RENOVATED IN 2005/2006**
- **BUILDING AND MONUMENT SIGNAGE AVAILABLE**
- **HIGHLY VISIBLE ON BIG BEND BOULEVARD WITH ROUGHLY 30,000 V.P.D.**
- **THE SALE INCLUDES THE ADJOINING PROPERTY**
 - **LOCATED AT 2525 S. BIG BEND BOULEVARD**
 - **705 S.F. COMMERCIAL BUILDING ON A 3,485 S.F. LOT**
 - **CAN BE UTILIZED OR RAZED FOR ADDITIONAL PARKING**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		14,943	127,289	360,931
HOUSEHOLDS		7,711	58,974	163,183
AVERAGE HH INCOME		\$79,827	\$111,641	\$96,708



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SITE PLAN



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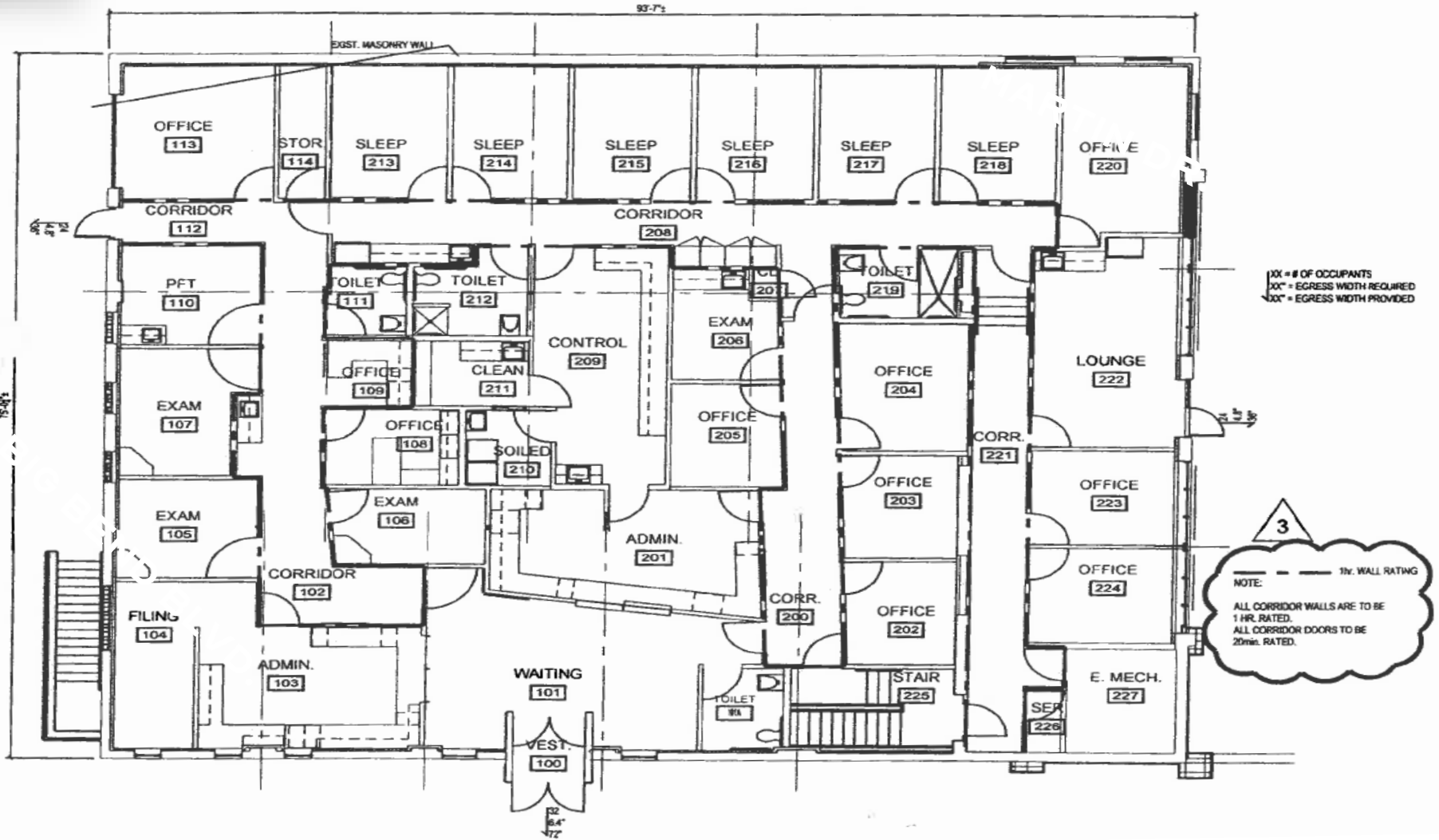
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FLOOR PLAN

MARTIN DR.

BIG BEND BLVD.



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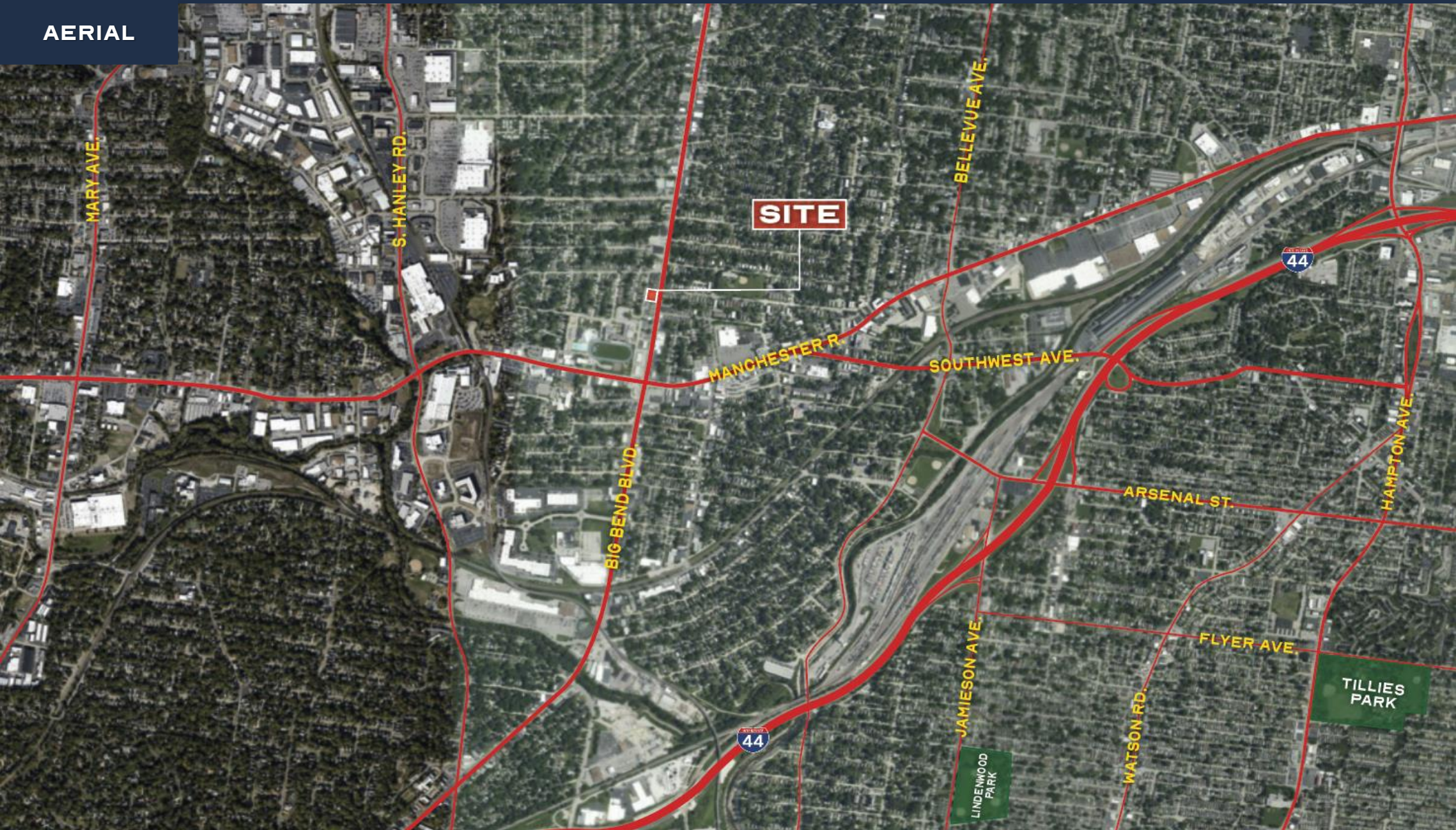
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AERIAL



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