



**HANLEY STATION
RETAIL ENDCAP**

SCAN HERE!



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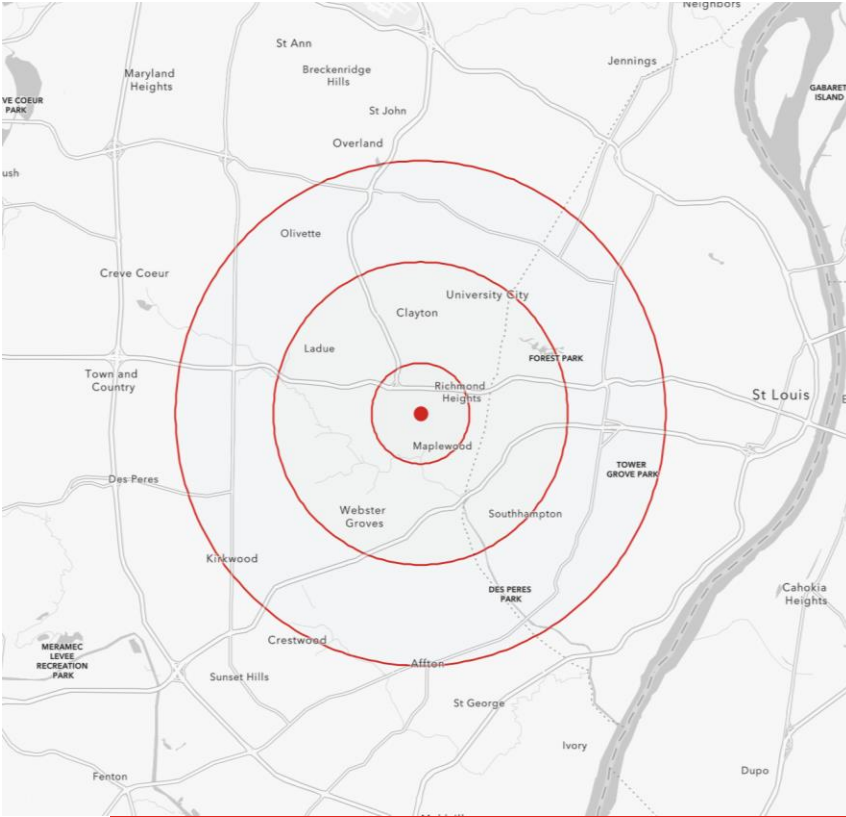
**1230 STRASSNER DRIVE
BRENTWOOD, MO 63144
1,600 SQUARE FEET
\$25.00 P.S.F. N.N.N.**

PROPERTY INFORMATION



- 1,600 S.F. RETAIL ENDCAP OPPORTUNITY AT HANLEY STATION
- AVAILABLE OCTOBER 1ST, 2022
- 2ND GENERATION RESTAURANT OPPORTUNITY
- BUILDING AND MONUMENT SIGNAGE AVAILABLE
- SURFACE AND GARAGE PARKING AVAILABLE (834 SPACES)
- HANLEY ROAD TRAFFIC COUNTS EXCEED 53,907 V.P.D.
- JOIN CHRISTINA WHITE SALON, WHITEBOX CATERING, AND HANLEY STATION CONDOMINIUMS (150 UNITS)
- AREA RETAILERS INCLUDE WALMART, SAM'S CLUB, LOWE'S, MENARDS, HOME DEPOT, AND MANY MORE

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		12,528	120,137	321,911
HOUSEHOLDS		6,523	54,867	146,639
AVERAGE HH INCOME		\$98,915	\$121,277	\$103,304



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SITE PLAN



HANLEY STATION

SUITE	STATUS	TENANT
1230	AVAILABLE	\$25.00 P.S.F. N.N.N.
1238	LEASED	CHRISTINA WHITE SALON
1242		
1250	LEASED	WHITEBOX CATERING



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AERIAL



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