MANOR REAL ESTATE

SEBESENIUS KIDNEY CARE

FOR LEASE

JCL

Takana Jones

WOODLAND PLAZA

SCAN HERE!



MARK CLARKSON Phone: 314.647.6611 ext. 127 MClarkson @ManorRealEstate.com 559 HOWDERSHELL ROAD ST. LOUIS, MO 6303I I,400 S.F. |\$18.00/S.F. N.N.N.

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PROPERTY INFORMATION

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- CONVENIENTLY LOCATED 2-MILES NORTH OF HWY-270 AT THE SIGNALIZED CORNER OF HOWDERSHELL ROAD AND FLORDAWN DRIVE
- ACTIVE RETAIL CORRIDOR WITH SEVERAL SHOPS, OFFICES, GROCERS, ENTERTAINMENT AND RESTAURANTS NEARBY
- LARGE PYLON FOR YOUR SIGNAGE AND LARGE RACEWAY FOR BUILDING SIGNAGE
- ADJACENT TO MANY OF THE LARGER RESIDENTIAL HOMES IN THE AREA WITH STRONG DEMOGRAPHICS
- SHOPPING CENTER FEATURES A LARGE 7.58/I,000 PARKING RATIO, AND A DIVERSE TENANT MIX WITH A MEDICAL, FINANCIAL, RESTAURANT, HOME HEALTH CARE, ENTERTAINMENT SUPPLIES, AND A PUB

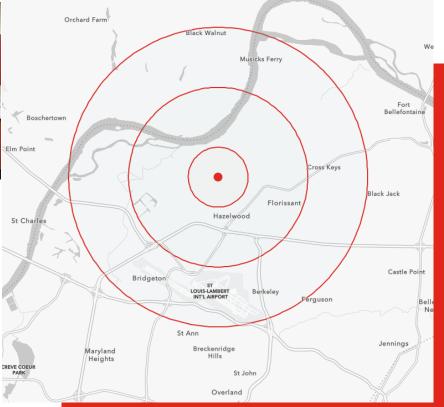
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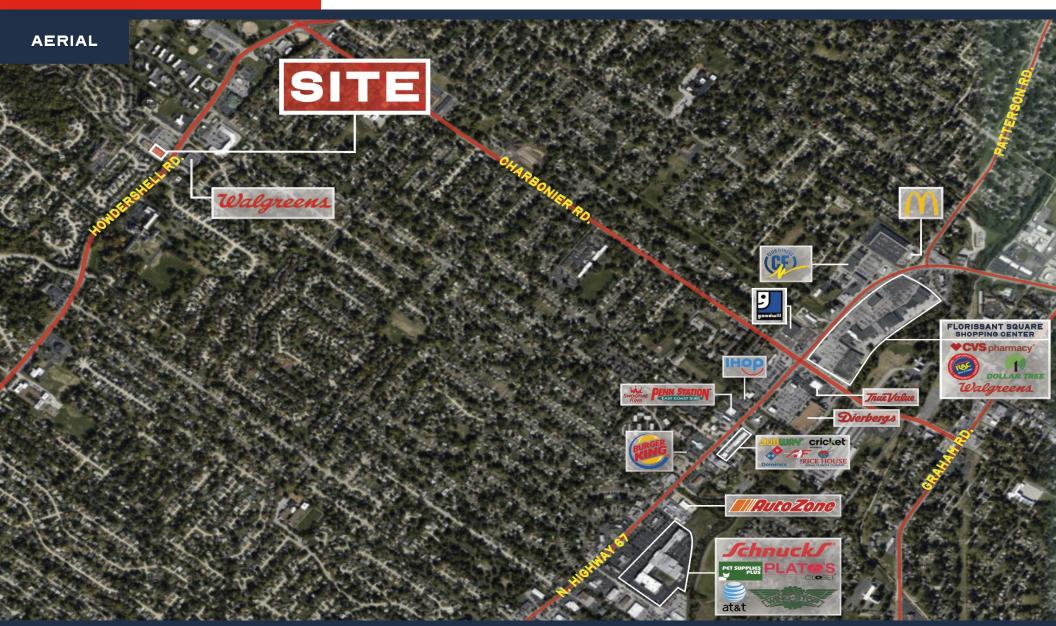
DEMOGRAPH	lics	I Mile	3 Miles	5 Miles
POPULATION		13,735	65,867	131,093
HOUSEHOLDS		5,703	27,010	52,935
AVERAGE HH	•••	\$97,805	\$82,676	\$84,194



559 HOWDERSHELL ROAD ST. LOUIS, MO 63031 I,400 S.F. | \$18.00/S.F. N.N.N.

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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.