

**19,000 S.F.
FITNESS FACILITY**



SCAN HERE!



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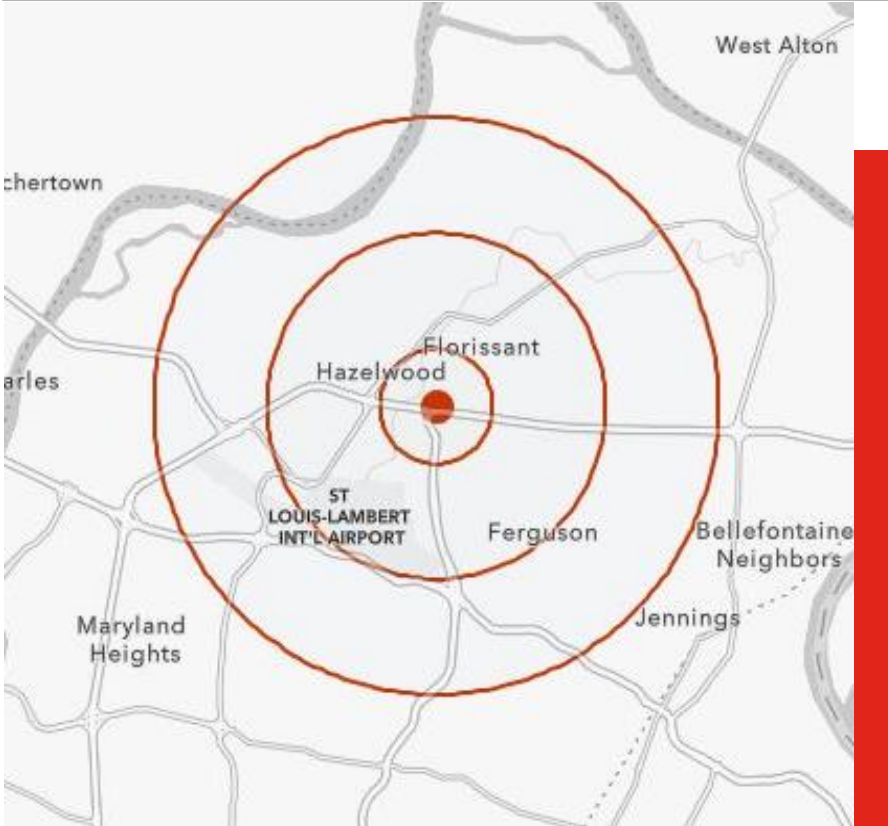
**8701 DUNN ROAD
HAZELWOOD, MO 63042
19,000 S.F. | \$749,000.00 (\$39.42/S.F.)**

PROPERTY INFORMATION



- **TURNKEY 19,000 SF FITNESS FACILITY ON 1.23 ACRES**
- **20' CLEAR HEIGHT IDEAL FOR GYMNASTICS, TRAMPOLINE, RACQUETBALL OR SQUASH (ORIGINAL USE), WAREHOUSE, ETC.**
- **MEN'S AND WOMEN'S LOCKER ROOMS**
- **70 PARKING SPACES**
- **VERSATILE BUILDING @ CONVERGENCE OF I-270 & I-170**
- **POLE SIGNAGE VISIBLE TO OVER 150,000 VEHICLES PER DAY**
- ***DO NOT DISTURB BUSINESS***

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,784	85,737	205,858
HOUSEHOLDS	4,540	34,859	83,584
AVERAGE HH INCOME	\$72,507	\$77,381	\$75,860



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