



WATERFORD PLAZA

SCAN HERE!



CALEB ANTHONIS

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**2184-2280 NORTH WATERFORD DRIVE
ST. LOUIS, MO 63033
740 S.F. | \$1,250/S.F. M.G.**

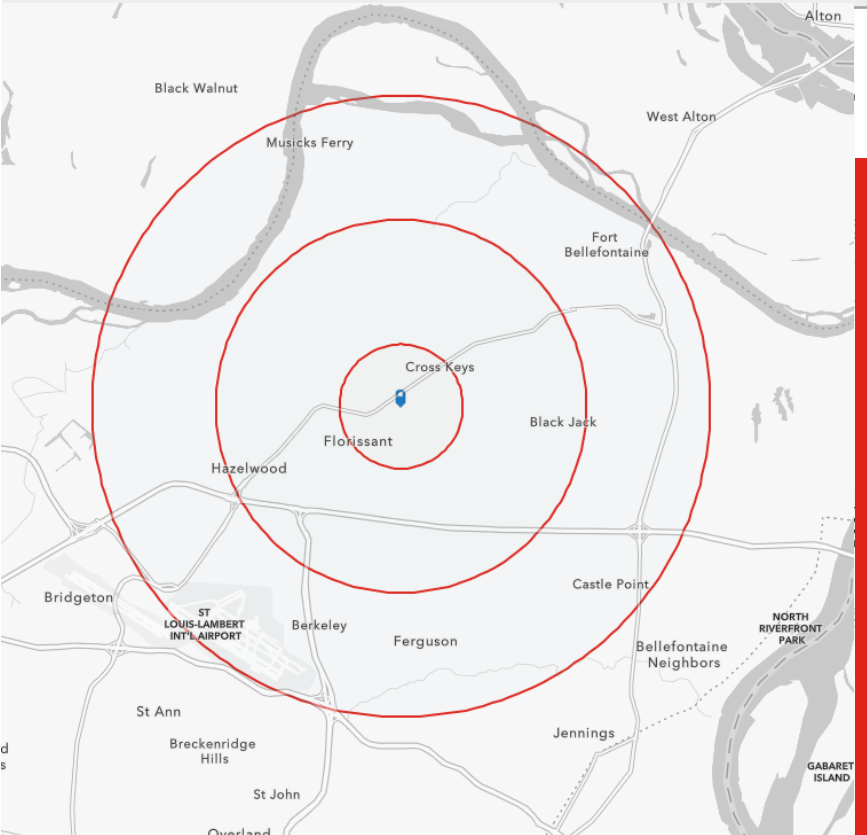
FOR LEASE

PROPERTY INFORMATION



- **TURN-KEY SUITE AVAILABLE AT WATERFORD PLAZA**
- **740 S.F. SUITE IDEALLY CONFIGURED FOR A VARIETY OF SMALL BUSINESS USES**
- **BUILDING SIGNAGE AVAILABLE**
- **ABUNDANT PARKING (7.65/1000 S.F.)**
- **DIVERSE TENANT MIX (DAYCARE, COFFEE SHOP, RELIGIOUS ORGANIZATION, HAIR SALON)**
- **LOCATED IN FLORISSANT, MISSOURI NEAR INTERSECTION OF NORTH WATERFORD & LINDBERGH**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,849	105,196	179,922
HOUSEHOLDS	5,555	41,811	71,833
AVERAGE HH INCOME	\$76,252	\$85,493	\$79,835



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SITE PLAN



3460 HAMPTON

SUITE	STATUS	TENANT
2184	LEASED	<i>KINGDOM KIDS DAYCARE</i>
2188	VACANT	<i>AVAILABLE</i>
2190	LEASED	<i>LATTE LOUNGE</i>
2250	LEASED	<i>GOOD NEWS COMMUNITY FELLOWSHIP</i>
2280	LEASED	<i>COUTURE HAIR STUDIO</i>

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