



CYPRESS VILLAGE

SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

10835-10993 ST. CHARLES ROCK ROAD
ST. ANN, MO 63074
1,200-25,000 S.F.
\$12.00-15.00/S.F. N.N.N. (\$3.15)

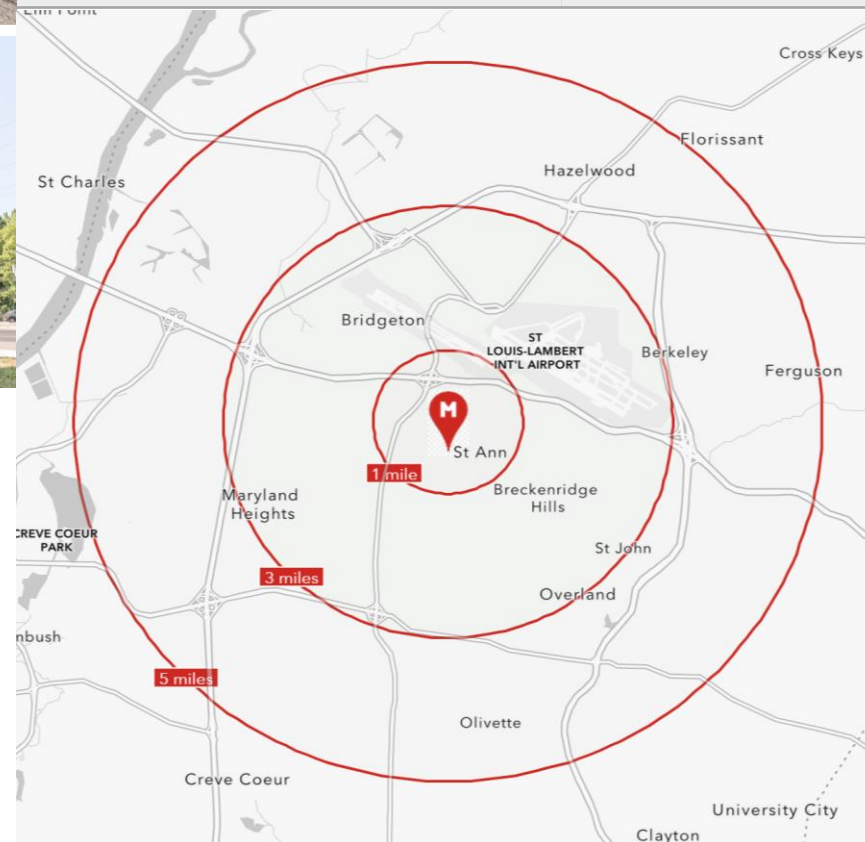
PROPERTY INFORMATION



- ESTABLISHED SHOPPING CENTER SERVING NORTH STL COUNTY
- AFFORDABLE RETAIL SPACE AVAILABLE
- OVER 1,440' OF FRONTAGE TO ST. CHARLES ROCK ROAD (23K VPD+)
- EXCELLENT ACCESS VIA SIGNALIZED ENTRANCE + 3 CURB-CUTS
- ABUNDANT PARKING
- MONUMENT SIGN AVAILABLE FOR FUTURE JR. ANCHOR
- IMMEDIATE PROXIMITY TO NORTH LINDBERGH, I-70 & AIRPORT
- DIRECTLY ACROSS MAJOR TRAFFIC GENERATORS ALDI, RULER FOODS, MENARD'S, RAISING CANE'S, BOB DISCOUNT FURNITURE

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		9,378	65,844	186,446
HOUSEHOLDS		4,278	27,824	79,256
AVERAGE HH INCOME		\$67,898	\$72,197	\$83,301



SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

10835-10993 ST. CHARLES ROCK ROAD
ST. ANN, MO 63074
1,200-25,000 S.F.
\$12.00-15.00/S.F. N.N.N. (\$3.15)

SITE PLAN



CYPRESS VILLAGE

SUITE	SIZE	TENANT
10859-69	11,705 S.F.	MIMI BEAUTY SUPPLY
10873-75	4,800 S.F.	AVAILABLE
10883	8,500 S.F.	AVAILABLE
10897-99	5,200 S.F.	UNDER CONTRACT
10915	1,200 S.F.	AVAILABLE
10917	1,200 S.F.	SUBWAY
10929-35	7,800 S.F.	AVAILABLE
10937-39	5,200 S.F.	AVAILABLE
10945	25,000 S.F.	AVAILABLE
10949	1,760 S.F.	AVAILABLE
10951-61	8,595 S.F.	BIO-MEDICAL APP
10963	3,520 S.F.	AVAILABLE
10979-87	3,720 S.F.	U.S. MILITARY
10993	8,500 S.F.	AVAILABLE
10909	4,301 S.F.	UNDER CONTRACT

SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

10835-10993 ST. CHARLES ROCK ROAD
ST. ANN, MO 63074
1,200-25,000 S.F.
\$12.00-15.00/S.F. N.N.N. (\$3.15)

AERIAL



SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

10835-10993 ST. CHARLES ROCK ROAD
ST. ANN, MO 63074
1,200-25,000 S.F.
\$12.00-15.00/S.F. N.N.N. (\$3.15)