



**THE
OAK CREEK CENTER**

SCAN HERE!






MARK CLARKSON

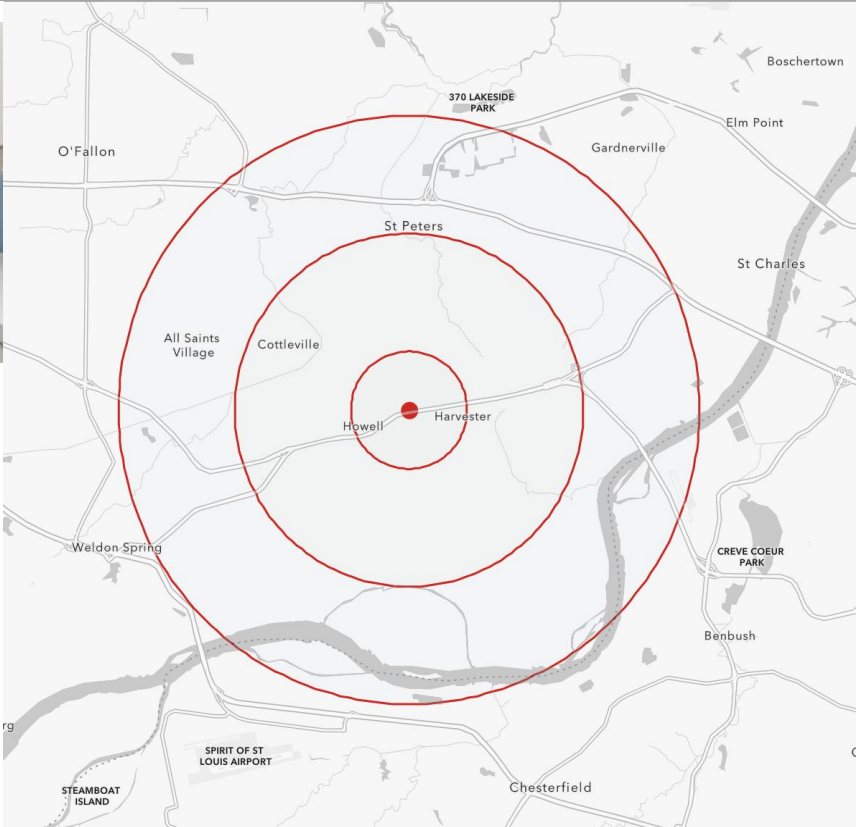
Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

**4045 NORTH SAINT PETERS PARKWAY
ST. PETERS, MO 63304
3,500 S.F. | \$16.00/S.F. NNN**

PROPERTY INFORMATION



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	11,236	90,129	166,881
HOUSEHOLDS 	4,485	35,110	66,176
AVERAGE HH INCOME 	\$105,683	\$123,870	\$120,971



- **PLUG AND PLAY DENTAL OFFICE BUILDOUT (OWNERSHIP OPEN TO OTHER USES)**
- **PREMIER SLOT ON PYLON AND BUILDING SIGNAGE AVAILABLE**
- **PROPERTY ZONED AB3 — ARTERIAL BUSINESS**
- **CONVENIENT ACCESS TO MO-94/3364, I-70 AND I-40**
- **LOCALLY OWNED, AND PROFESSIONAL ONSITE MANAGEMENT**
- **TENANT IMPROVEMENT ALLOWANCES AVAILABLE FOR QUALIFIED, LONG-TERM TENANTS**
- **OTHER TENANTS INCLUDE FINANCIAL ADVISORS, VETERINARY**

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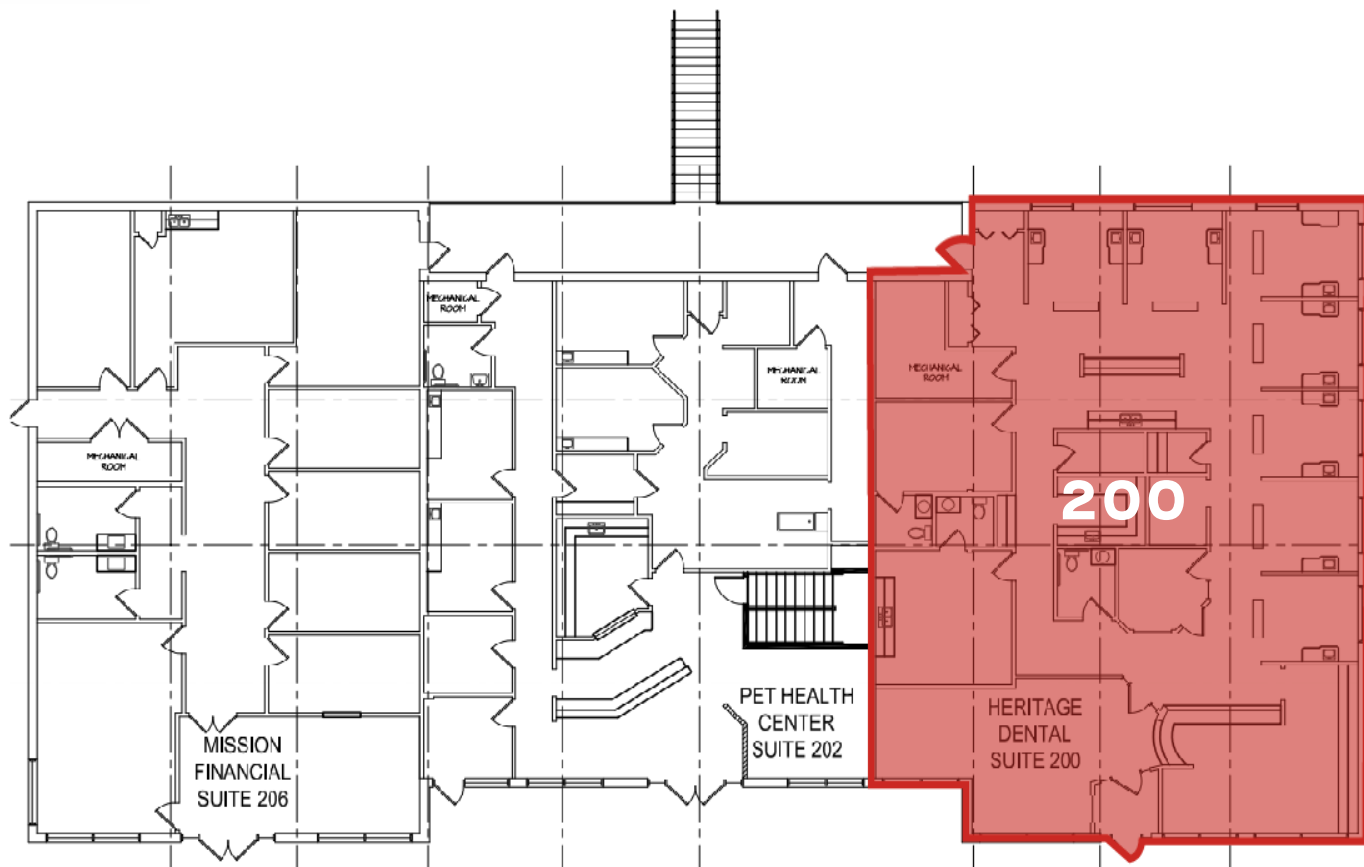


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SITE PLAN



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<u>SUITE</u>	<u>PREMISES</u>	<u>STATUS</u>
200	AVAILABLE	3,500 S.F.
202	LEASED	3,000 S.F.
206	LEASED	2,600 S.F.

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