



**AFFTON RETAIL CENTER
FOR SALE OR LEASE**

SCAN HERE!



BEN CHERRY, CCIM **CALEB ANTHONIS**

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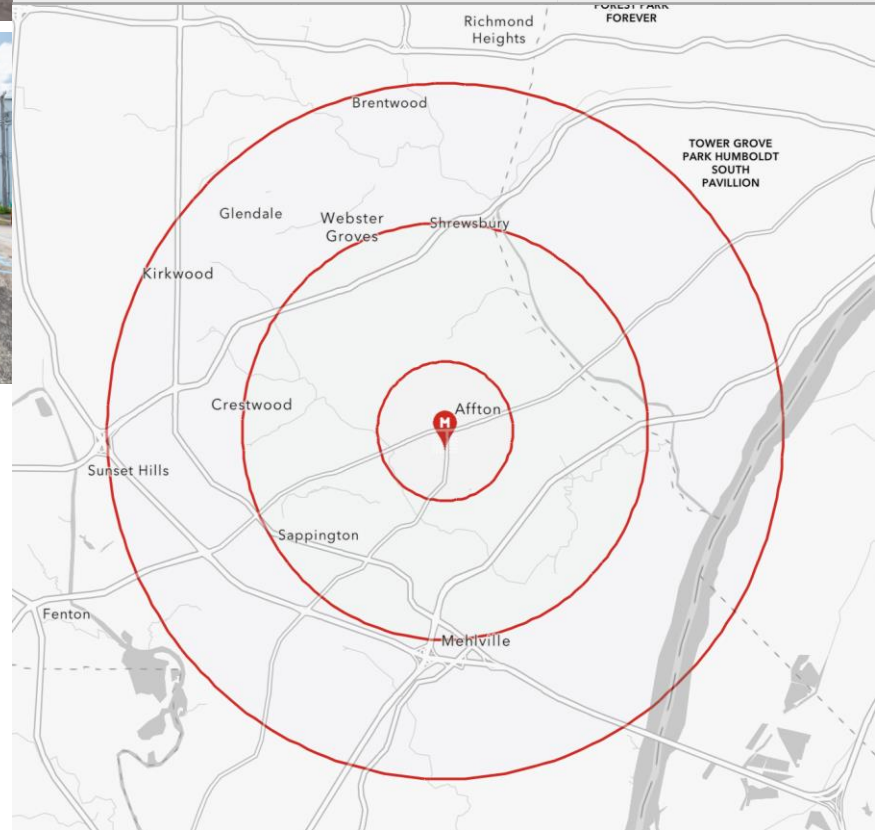
10004-10012 GRAVOIS RD.
ST. LOUIS, MO 63123
5,453 S.F. ON 0.52 ACRES
\$899,000 (\$165/S.F.) OR \$18/S.F. N.N.N.

PROPERTY INFORMATION



- **VALUE ADD MULTI-TENANT RETAIL BUILDING FOR SALE LOCATED ON GRAVOIS RD. IN AFFTON, MO.**
- **CURRENTLY 31% OCCUPIED WITH LEASES EXTENDING THROUGH 3/31/2029.**
- **LOCATED AT THE SIGNALIZED INTERSECTION OF GRAVOIS AND S. ROCK HILL RD. WITH OVER 20,000 V.P.D.**
- **BUILDING RECENTLY RENOVATED WITH NEW ELECTRICAL, METERS, PANELS, HVAC, ROOF, PLUMBING AND PARKING LOT.**
- **SITUATED IN A DENSELY POPULATED ST. LOUIS AREA WITH 289,459 RESIDENTS WITHIN A 5-MILE RADIUS.**
- **ACE CASH EXPRESS FEATURES A N.N.N. CORPORATE LEASE WITH 10% RENTAL INCREASES EVERY FIVE YEARS AND MULTIPLE RENEWAL OPTIONS.**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,531	112,398	289,459
HOUSEHOLDS	5,794	50,587	132,020
AVERAGE HH INCOME	\$93,478	\$104,600	\$106,943



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SITE PLAN



10004-12 GRAVOIS RD.

SUITE	SIZE	TENANT
10004	1,572 S.F.	ACE CASH EXPRESS
10006	1,352 S.F.	AVAILABLE
10008	1,457 S.F.	AVAILABLE
10010	783 S.F.	AVAILABLE

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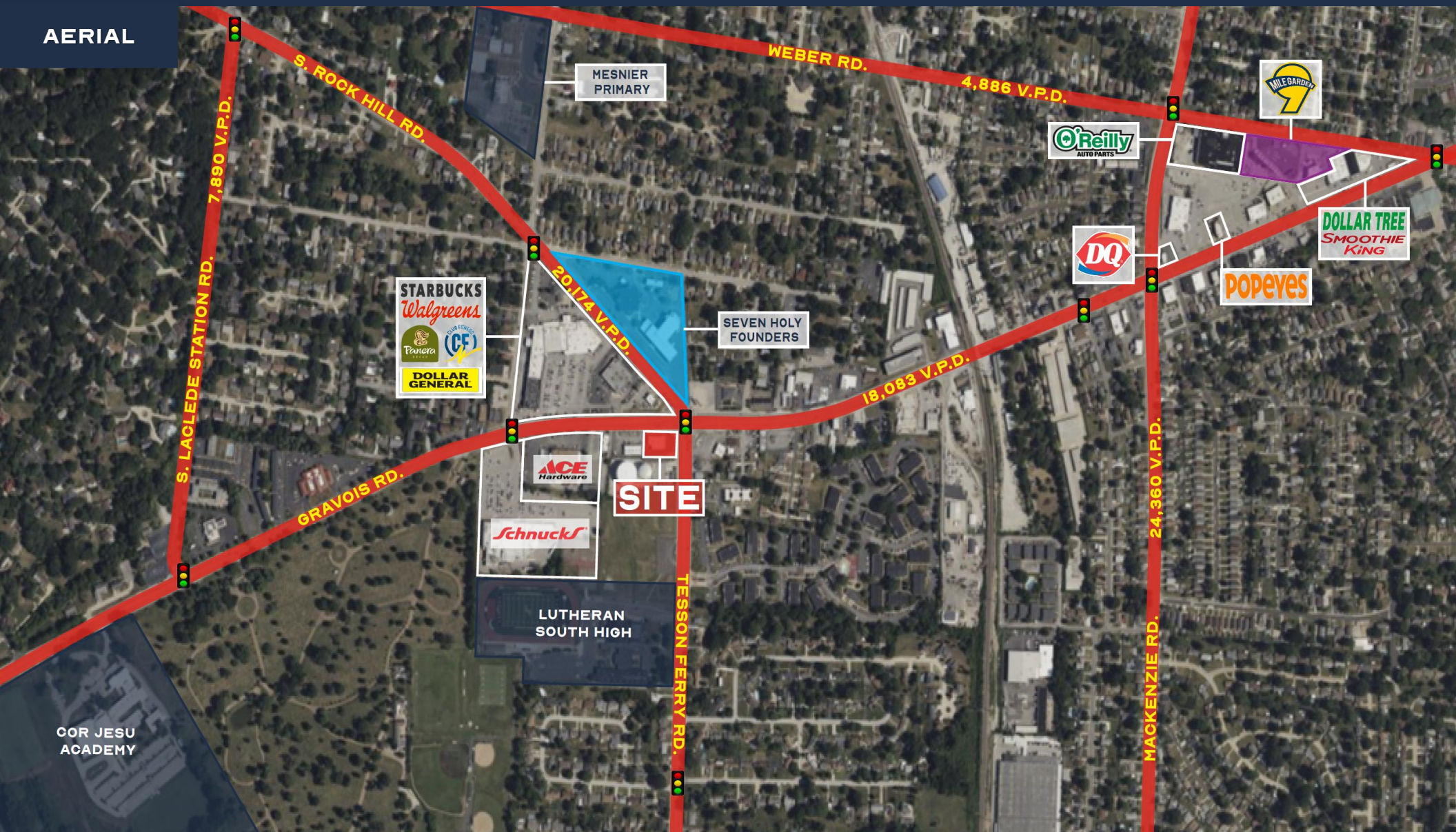
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AERIAL



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