



**VALLEY PARK  
RETAIL SPACE**

SCAN HERE!



**EDDIE CHERRY, COIM** **CALEB ANTHONIS**




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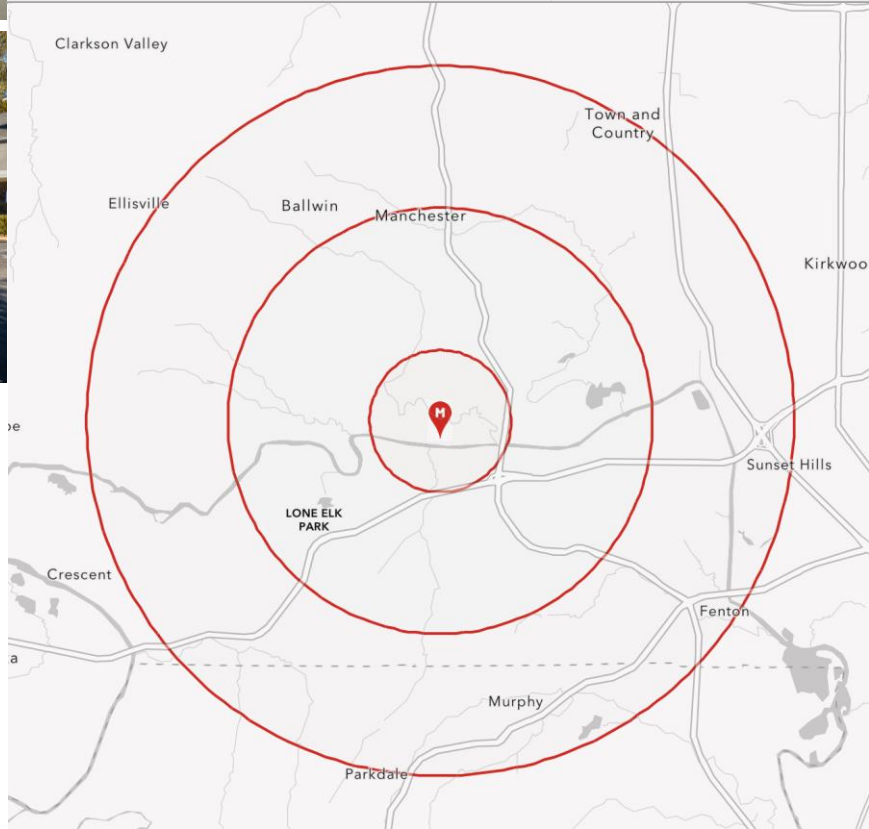
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**590 VANCE RD, #104**  
**ST. LOUIS, MO 63139**  
**4,000 S.F. | \$15.00/S.F. N.N.N.**

**PROPERTY INFORMATION**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	8,020	58,537	137,932
HOUSEHOLDS 	3,582	23,869	54,941
AVERAGE HH INCOME 	\$129,475	\$134,728	\$145,201



- **4,000 S.F. NEIGHBORHOOD RETAIL SPACE AVAILABLE IN VALLEY PARK**
- **WHITE-BOX CONDITION WITH OPEN FLOOR PLAN OF 70' X 60'**
- **EXISTING ADA RESTROOM, TWO (2) 200 AMP PANELS, NEW ROOF (2024)**
- **LANDLORD TO DELIVER WITH NEW HVAC**
- **DIVISIBLE DOWN TO 2,000 S.F.**

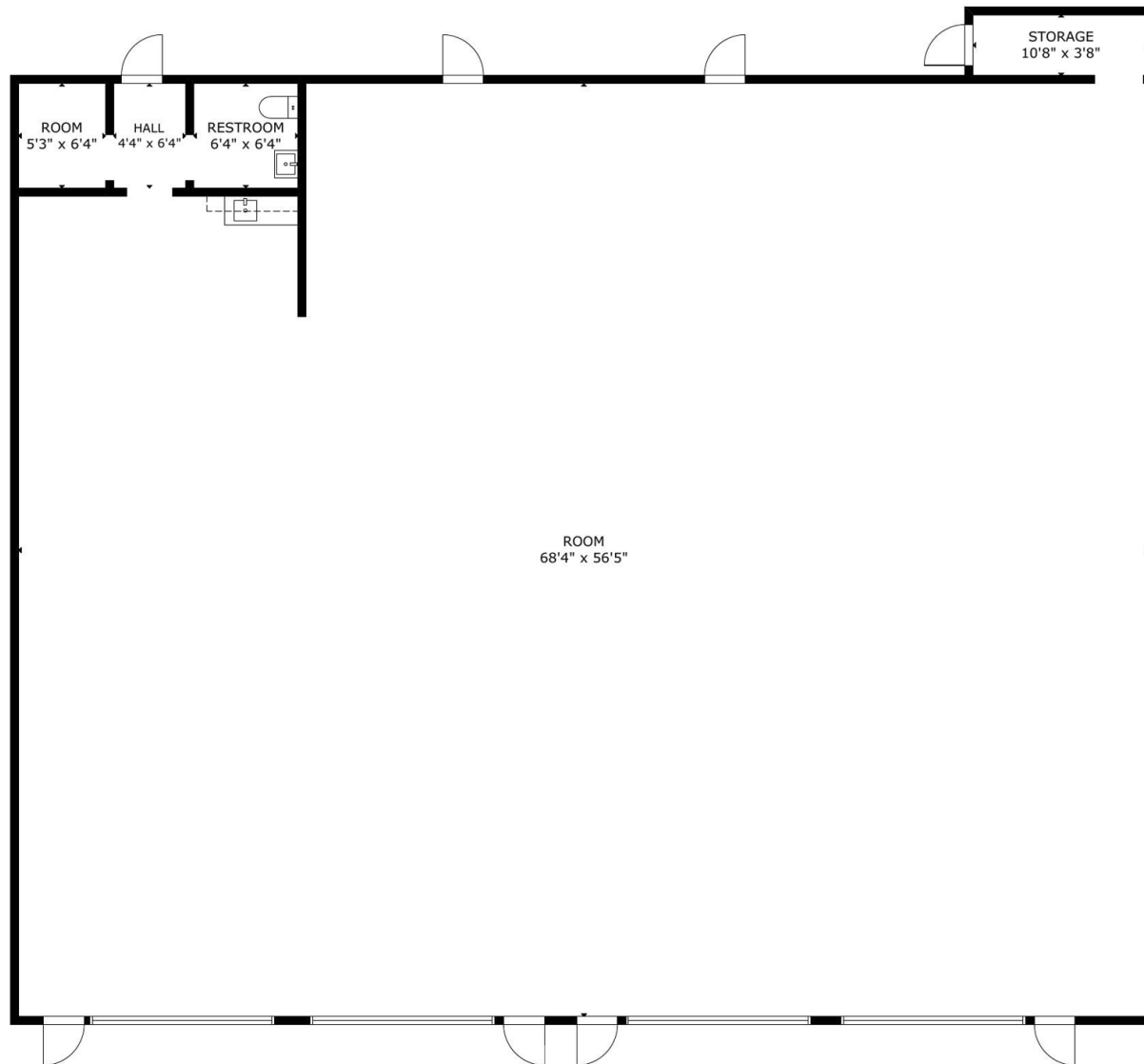
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**SITE PLAN**



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AERIAL



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