



# SAPPINGTON/SOUTH COUNTY OFFICE SUITE

SCAN HERE!



**CALEB ANTHONIS**

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**JACK JUNKER**

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**10016 OFFICE CENTER AVENUE  
ST. LOUIS, MO 63128  
1,250 S.F. | \$15.00/S.F. M.G.**

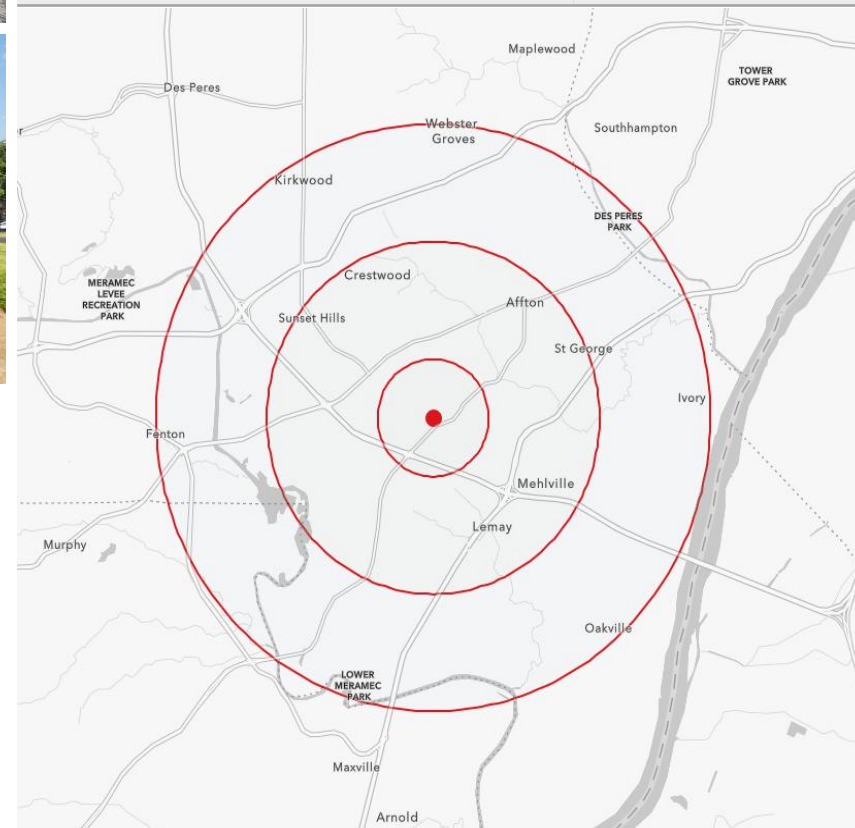
### PROPERTY INFORMATION



- MULTI TENANT OFFICE BUILDING WITH ONE 1,250 SF SPACE AVAILABLE
- MONUMENT SIGNAGE
- CONVENIENT ACCESS TO LINDBERGH BOULEVARD, HIGHWAY 50, HIGHWAY 21 AND I-270
- ROUGHLY 25 PARKING SPACES WITH A 3.58/1,000 S.F. PARKING RATIO
- OTHER TENANTS INCLUDE EDWARD JONES, FOUNDERS TITLE AND A CPA
- OFF-STREET, QUIET OFFICE CORRIDOR
- FULLY ADA ACCESSIBLE

### DEMOGRAPHICS

|                   |  | 1<br>MILE | 3<br>MILES | 5<br>MILES |
|-------------------|--|-----------|------------|------------|
| POPULATION        |  | 11,776    | 80,661     | 213,340    |
| HOUSEHOLDS        |  | 5,084     | 35,493     | 91,876     |
| AVERAGE HH INCOME |  | \$100,595 | \$104,207  | \$105,207  |



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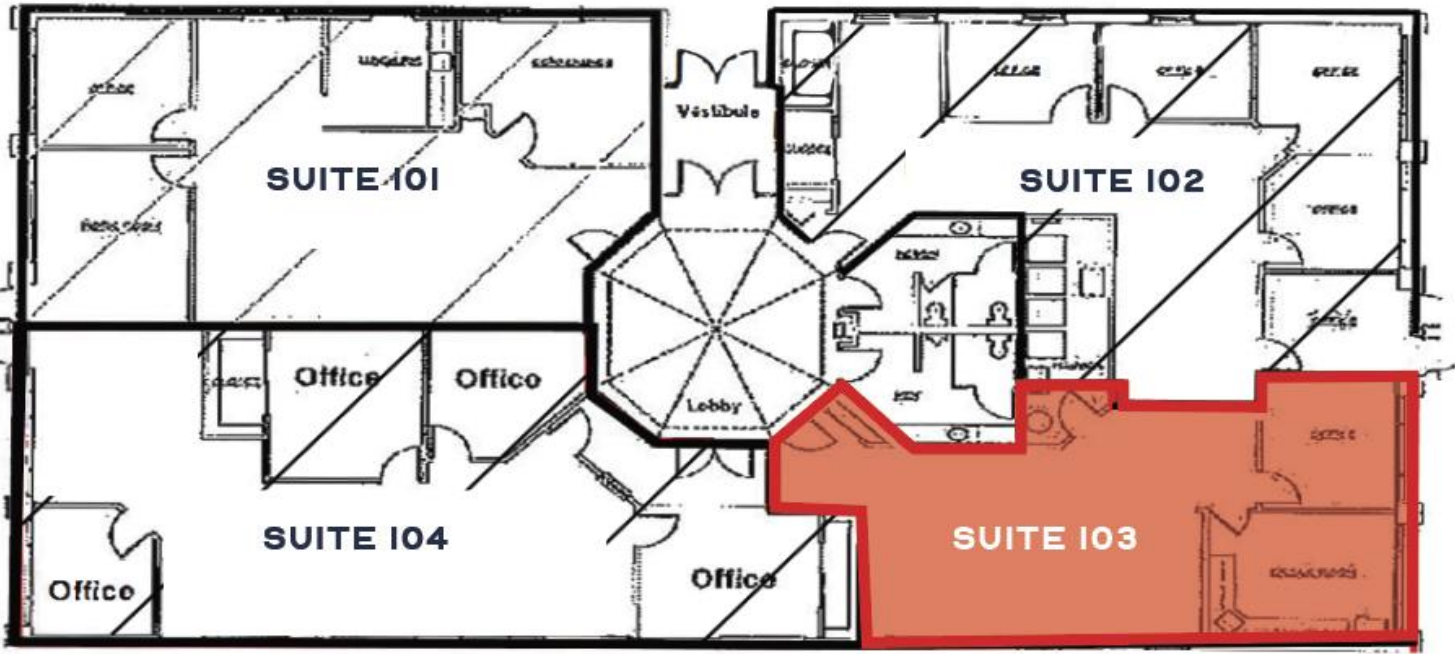
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FLOOR PLAN



OFFICE SPACE

| SUITE     | S.F.  | STATUS    |
|-----------|-------|-----------|
| SUITE 102 | -     | LEASED    |
| SUITE 103 | 1,250 | AVAILABLE |
| SUITE 104 | 1,886 | LEASED    |
| SUITE 101 | 1,450 | LEASED    |

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