

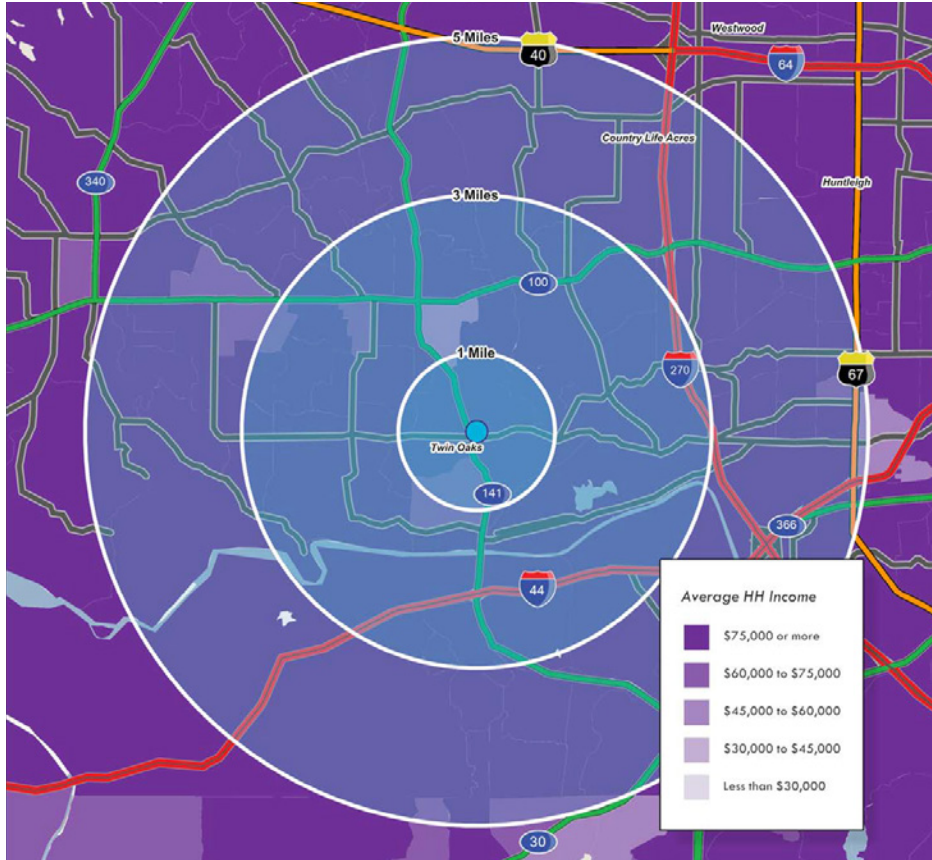
1144 MERAMEC STATION ROAD

54,636 SF FORMER GROCERY BOX AVAILABLE NEAR
HIGHWAY 141 & BIG BEND ROAD IN BALLWIN, MO



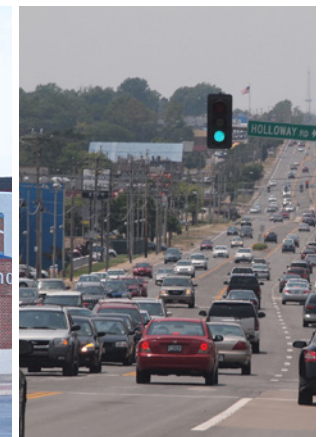
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MARKET OVERVIEW



Located in West St. Louis County, with a (3 mi radius) population of 82,982, is Ballwin, Missouri. Money magazine named Ballwin to its list of "Best Places to Live in America" in 2005, 2011 and 2013. In 2018, Ballwin was named as one of Missouri's 20 Safest Cities by SafeWise.com. Ballwin has a robust business district and a diversified economic base with no municipal property tax. Many specialty shops and large box stores co-exist in Ballwin, especially down the primary retail corridor in West St. Louis County, Manchester Rd.

West St. Louis County provides an ideal lifestyle that forms a pleasant balance between living in a rural-like setting with wooded areas and having easy access to a thriving metropolitan area. Ballwin is served by two of the St. Louis areas top school districts, Rockwood School District and Parkway School District. Rockwood continues to earn the top ranking as a AAA-rated school district from Standard & Poor's, while all four traditional Parkway high schools - Central, North, South and West - were named the country's Best High Schools by U.S. News & World Report (2015). In 2017, Ballwin again achieved KaBOOM's Playful City USA designation, one of only two Missouri cities earning that recognition. The region shares a strong interest in offering positive, family-oriented programs, maintaining quality education at all levels and building a safe, comfortable environment where residents can live and work.



POPULATION		<u>1 MILE</u> 13,567	<u>3 MILES</u> 65,745	<u>5 MILES</u> 154,556
HOUSEHOLDS		<u>1 MILE</u> 6,230	<u>3 MILES</u> 27,426	<u>5 MILES</u> 63,254
AVG HH INCOME		<u>1 MILE</u> \$105,158	<u>3 MILES</u> \$119,190	<u>5 MILES</u> \$138,292



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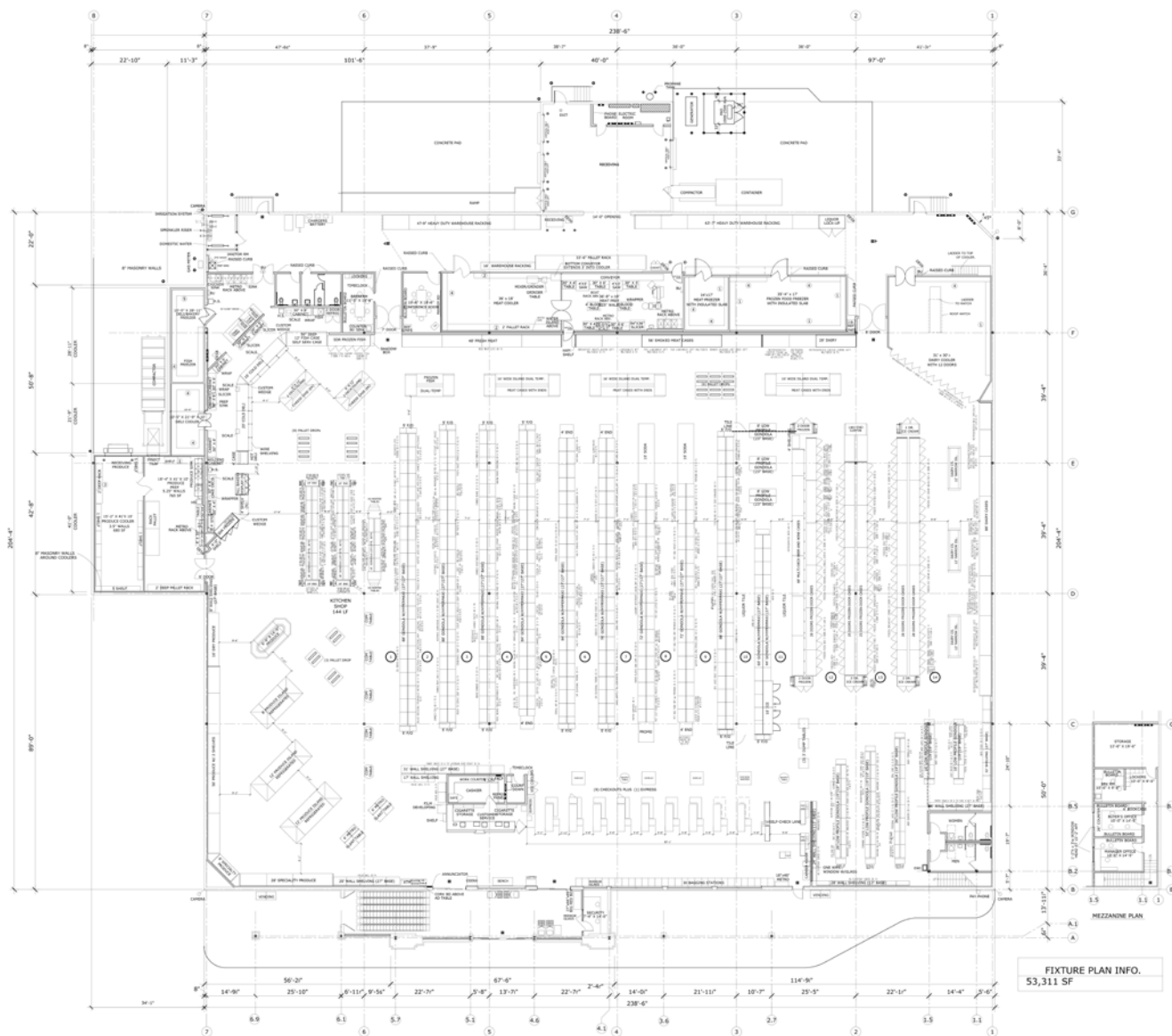
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S I T E P L A N



- 54,636 SF FORMER GROCERY BOX
- LOCATED NEAR HIGHWAY 141 AND BIG BEND RD.
- THE BOX CAN BE DEMISED
- DENSE SURROUNDING POPULATION
- AVERAGE HOUSEHOLD INCOME OVER \$119,000 WITHIN THREE MILES
- CALL BROKER FOR PRICING



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A E R I A L



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