

FOR LEASE
POINTE 44
1,400-3,569 SF RETAIL SPACE

912-932 MERAMEC STATION RD | VALLEY PARK, MO 63088



- 1,400-3,569 SF retail space available for lease
- Ideal for retail/medical/office
- Signalized intersection at Hwy 141 and Meramec Station Rd
- Pylon signage on Hwy 141
- Existing tenants include Drury Inn Hotel, Hampton Inn, Starbucks, Jimmy Johns, PNC Bank, Sugarfire Smokehouse, St. Louis Physical Therapy and P'sghetti's Pasta & Sandwiches
- Strong demographics
- \$10.00/ SF Tenant Improvement allowance available
- Traffic counts: 100,444 vpd on I-44; 45,753 vpd on Hwy 141
- Excellent location at the intersection of I-44 and Hwy 141

LEASE RATE: \$15.00/SF NNN

John T. McDonald, Jr
 2716 Telegraph Rd, Suite 105
 Saint Louis, MO 63125
 314.200.6135 Office
 314.495.1039 Mobile
 314.200.6221 Fax
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DEMOGRAPHIC PROFILE

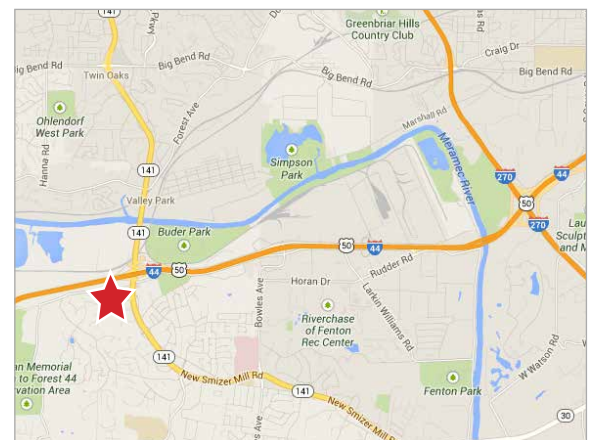
	1 MILE	3 MILE	5 MILE
Population	5,397	51,899	130,189
Households	2,015	20,426	50,920
Median HH Income	\$93,368	\$80,674	\$81,328
Median Home Value	\$230,743	\$222,795	\$233,655
Daytime Population	2,577	31,826	71,223

49/50 REAL ESTATE | 2716 TELEGRAPH RD | ST. LOUIS, MO 63125 | PHONE: 314.200.6135 | WWW.4950RealEstate.COM

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912 MERAMEC STATION RD		
A-B	PNC Bank	2,569 SF
C	AVAILABLE	1,400 SF
D-E	St. Louis Physical Therapy	2,800 SF
F	Advanced Audiology	1,400 SF
G	Blu Color Salon	1,240 SF

932 MERAMEC STATION RD		
A-B	P'Sghetti's Pasta	2,731 SF
C-D	AVAILABLE	3,569 SF
E-F	Mackenzie Brewing Co.	2,100 SF
G	AVAILABLE	1,400 SF
H	AVAILABLE (11-1-18)	1,400 SF
I	First Gunsmithing	1,400 SF
J-M	Sugarfire Smokehouse	5,540 SF

902 MERAMEC STATION RD		
C1	Hardee's	2,871 SF

922 MERAMEC STATION RD		
D1	Starbucks	1,752 SF
D2	Jimmy John's	1,658 SF
D3	Heartland Dental	2,917 SF

942 MERAMEC STATION RD		
E1	Ruby Tuesday	4,658 SF

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