



# 1064 S. Woods Mill Road

Town & Country, MO 63017

**\$23 per SF!**



## Property Highlights:

- 1080 SF Office or Service
- High-end interior and exterior finish
- **\$23 per SF** plus NNN
- 34,318 avg. traffic Clayton Rd.
- 30,000 avg. traffic Woods Mill Rd.
- 70,877 within a 3 mile radius
- Draw Tenants include Panera, Katie's Pizza, Jimmy Johns, and US Bank
- \$132,951 average Household Income within a 3 mile radius

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**ADDRESS:** 1064 South Woods Mill Road, Town & Country, MO 63017.

**HOW TO GET THERE:** From the intersection of HWY 40/I-64 and HWY 270, go West on HWY 40/I-64 for approximately 3 miles, exit onto Woodsmill Road/141, then go Southbound on 141 for approximately 1.2 miles. 1064 Woodsmill Road will be on your Left, adjacent to US Bank.

**AVAILABILITY:** 60 days.

**BUILDING DESCRIPTION:**

<b>Type:</b>	Office or Service	<b>Windows:</b>	Plate Glass
<b>Year Built:</b>	2004	<b>Lighting:</b>	Incandescent
<b>Style:</b>	Classic Colonial	<b>HVAC:</b>	1 Gas Furnace and AC
<b>Construction:</b>	Brick and Stone	<b>Plumbing:</b>	1, 2 Fixture ADA Rest Room
<b>Total Dev SF:</b>	50,000 SF	<b>Electrical:</b>	1 Panel, 200 amp
<b>Unit SF:</b>	1080 SF	<b>Sprinkler:</b>	None
<b>Roof:</b>	Cross Gabled	<b>Basement:</b>	None
<b>Ceiling Height:</b>	10'	<b>Prior Tenant:</b>	Insurance Agent
<b>Floors:</b>	Carpet and Ceramic Tile		

**UTILITIES:**

<b>Gas:</b>	Gas provided by Laclede Gas Company. <i>p. 314.621.6960</i>
<b>Electric:</b>	Electric provided by Ameren UE. <i>p. 314.342.1111</i>
<b>Water:</b>	Water provided by Missouri American Water. <i>p. 866.430.0820</i>
<b>Sewer:</b>	Sewer provide by MSD. <i>p. 314.768.6260</i>

**ZONING AND PERMITTED USES:** Office or Service.

**OCCUPANCY PERMIT:** A “non-residential occupancy permit” must be completed and approved prior to occupying the demised premises. The permit may be obtained from the City of Town & Country located at 1011 Municipal Center Drive, Town & Country, MO 63131.

**ADT:** 34,318 per 2012 MODOT study for Clayton Road. 30,000 for S. Woods Mill Rd.

**PARKING:** 5 per 1,000 SF of building space.

<b>DEMOGRAPHICS:</b>	<b>One (1) Mile</b>	<b>Three (3) Miles</b>	<b>Five (5) Miles</b>
<b>Population (Total Daytime)</b>	7,573	70,877	192,441
<b>Average Income</b>	\$152,795	\$132,951	\$125,061

**PRICE:** Lease rate **\$23.00 per SF** plus NNN.