



1066 & 1068 Woodsmill Road

Town & Country, MO 63017



Property Highlights:

- 2861 SF Retail or Office space
- High-end interior and exterior finish
- **\$21 per SF** plus modified gross
- High street visibility!
- 34,318 avg. traffic volume per day
- 70,877 within a 3 mile radius
- 40,694 daytime population within a 3 mile radius
- \$132,951 average Household Income within a 3 mile radius

INFORMATION: John Heckmann or Eddie Heckmann | 636.394.3577 | info@walmarinvestment.com

Walmar Investment Company® | 14151 Clayton Rd, Town and Country, MO 63017

www.walmarinvestment.com

636.394.3577



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ADDRESS: 1068 Woodsmill 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. 1068 Woodsmill Road will be on your Left, adjacent to US Bank.

AVAILABILITY: 60 days.

BUILDING DESCRIPTION:

Type:	Retail or Office	Windows:	Plate Glass
Year Built:	2004	Lighting:	Incandescent
Style:	Classic Colonial	HVAC:	2 Gas Furnaces and AC
Construction:	Brick and Stone	Plumbing:	2, 2 Fixture ADA Rest Rooms
Total Dev SF:	2,861 SF	Electrical:	4 Panels, 200 amp each
Unit SF:	2,861 SF	Sprinkler:	None
Roof:	Cross Gabled	Basement:	None
Ceiling Height:	9'	Prior Tenant:	Old Republic Title
Floors:	Carpet and Ceramic Tile		

UTILITIES:

Gas: Gas provided by Laclede Gas Company. *p. 314.621.6960*

Electric: Electric provided by Ameren UE. *p. 314.342.1111*

Water: Water provided by Missouri American Water. *p. 866.430.0820*

Sewer: Sewer provide by MSD. *p. 314.768.6260*

REAL ESTATE TAXES: Tenant shall reimburse Landlord annually for 50% of all real estate taxes applicable to the demised premises. The reimbursable amount will be prorated by the number of square feet of the demised premises and the number of days the Tenant occupied the demised premises for the current year. Tax reimbursement for 2009 will be approximately \$1.50 per square foot.

ZONING AND PERMITTED USES: Retail and/or Office.

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 2006 MODOT study.

PARKING: 6+ per 1,000 SF of building space. Additional common area parking available.

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

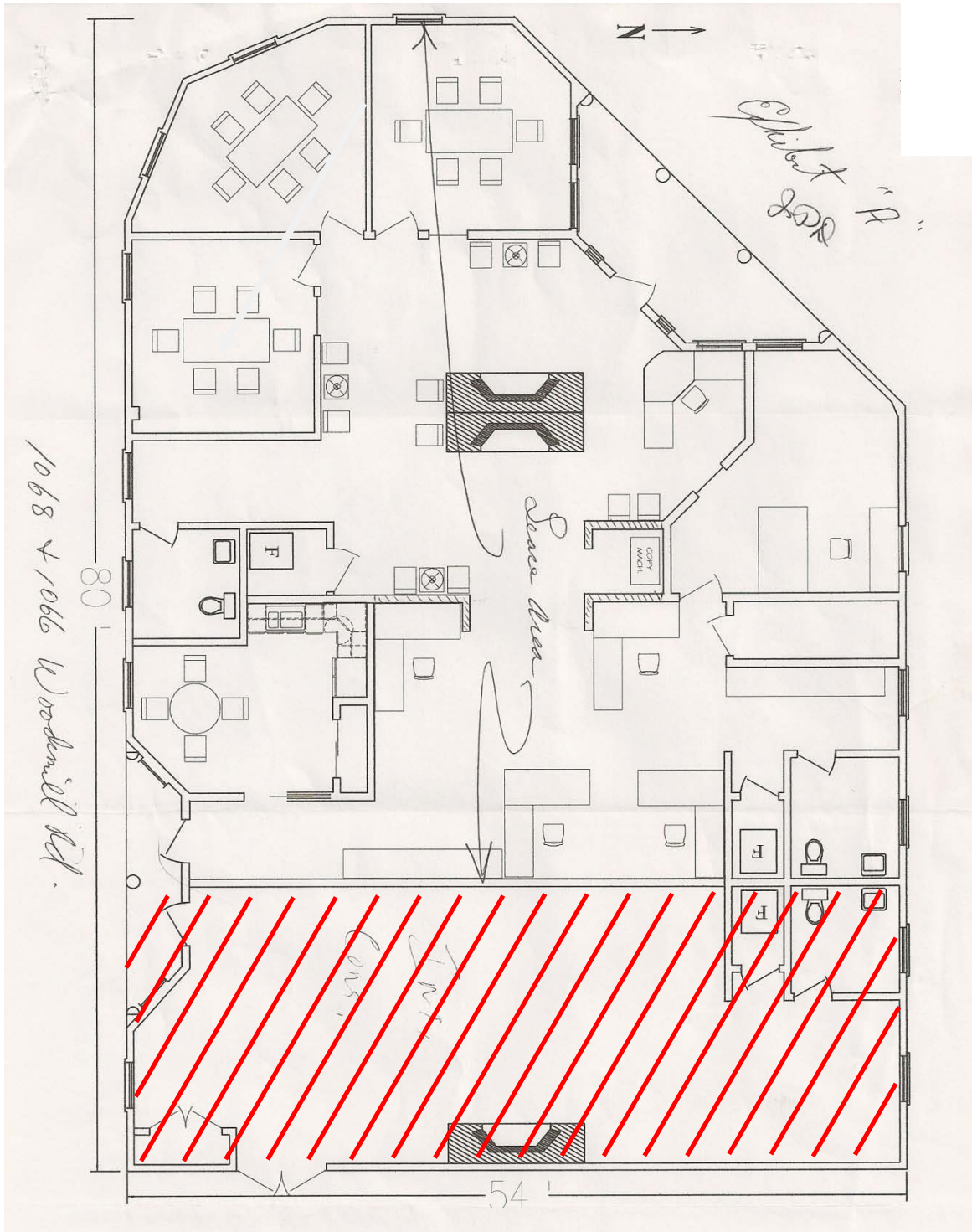
PRICE: Lease Rate ~~\$23 per SF~~ **Lease Rate \$21 per SF** plus Modified Gross (see real estate taxes above).

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The information contained herein was obtained from a source we consider to be reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information contained herein is subject to change without notice.