

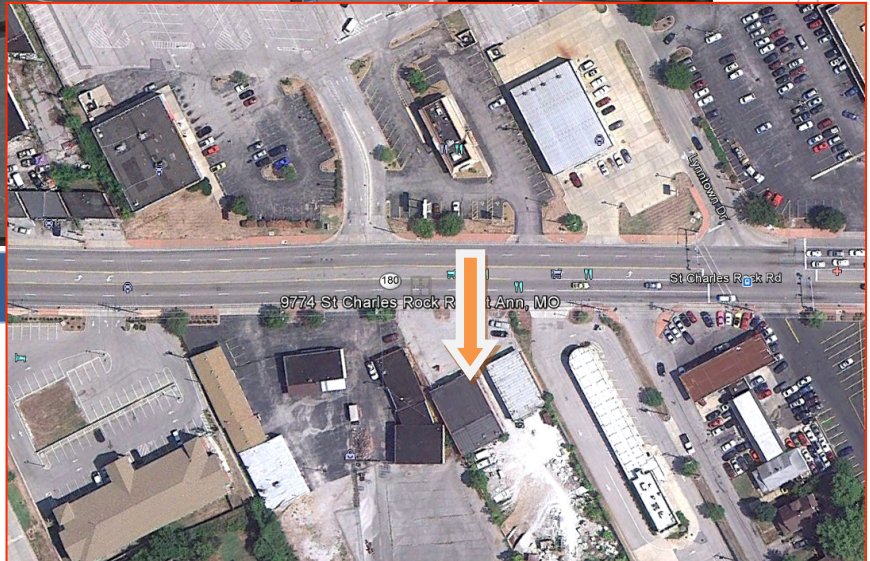


9774 St. Charles Rock Road

Breckenridge Hills, MO 63114

\$6 per SF!

Rock Rd
63114 -- approximate address
2013



Property Highlights:

- 3,400 SF
- Retail or Office
- **\$6 per SF** plus modified gross
- High visibility
- 22,611 average traffic volume per day
- 84,823 within a 3 mile radius
- \$45,075 average Household Income within a 3 mile radius

636.394.3577



www.walmarinvestment.com

ADDRESS: 9774 St. Charles Rock Road, Breckenridge Hills, MO 63141

HOW TO GET THERE: From HWY 270, go West on Manchester Road approximately 3.5 miles. 14272 Manchester Road is located on the south side Manchester Road adjacent to Tucker's Place restaurant.

AVAILABILITY: Immediate.

BUILDING DESCRIPTION:

Type:	Retail or Office	Windows:	Plate Glass
Style:	Classic Colonial	Lighting:	Florescent Fixtures
Construction:	Brick/Block	HVAC:	2 Gas Furnaces and AC
Total Dev SF:	3,400 SF	Electrical:	1 Panel, 120
Unit SF:	3,400 SF	Sprinkler:	None
Roof:	Flat	Basement:	None
Ceiling Height:	9'	Prior Tenant:	Tax Service
Floors:	Carpet		

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*

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 2014 will be approximately \$.40 per square foot.

ZONING AND PERMITTED USES: Retail and/or Office.

OCCUPANCY PERMIT: A "Re-Occupancy Application" must be completed and approved prior to occupying the demised premises. The Re-Occupancy Application may be obtained from the City of Breckenridge Hills City Hall located at 9623 St. Charles Rock Road, MO 63114. Once the City of Breckenridge Hills approves your application, it will then be submitted to Community Fire Protection District for inspection and final approval.

ADT: 22,611 per 2006 MODOT study.

DEMOGRAPHICS:	One (1) Mile	Three (3) Miles	Five (5) Miles
Population (Total Daytime)	10/764	84,823	259,384
Average Income	\$41,024	\$45,075	\$60,280

PRICE: ~~Lease Rate \$8 per SF~~ **Lease Rate \$6 per SF** plus Modified Gross (see real estate taxes above).

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.