



14137 Woodsmill Road

Town & Country, MO 63017

\$17 per SF!



Property Highlights:

- 1,200 SF
- Retail/Office, nicely finished
- **\$17 per SF** plus modified gross
- High street visibility!
- 35,000 average traffic volume per day
- 71,503 within a 3 mile radius / 41,249 daytime work population
- \$136,001 average Household Income within a 3 mile radius

636.394.3577



www.walmarinvestment.com

ADDRESS: 14137 Clayton 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 Woodsmill for approximately 1.2 miles. 14137 Woodsmill Road will be on your Left, in between both Heartland and US Banks.

AVAILABILITY: 60 days.

BUILDING DESCRIPTION:

Type:	Retail or Office	Kitchen:	1, nicely finished kitchenette
Year Built:	1960	Windows:	Plate Glass
Style:	Classic Colonial	Lighting:	Incandescent
Construction:	Brick and Stone	HVAC:	1 Gas Furnace and AC
Total Dev SF:	15,000+ SF	Plumbing:	1, 2 Fixture ADA Rest Room
Unit SF:	1,200 SF	Electrical:	1 Panel, 200 amp
Roof:	Cross Gabled	Sprinkler:	None
Ceiling Height:	9'	Basement:	None
Floors:	Carpet	Prior Tenant:	Lindstrom & McKenney

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 2010 will be approximately \$1.50per 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: 35,000+ 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)	8,441	71,503	196,495
Average Income	\$151,193	\$136,001	\$124,718

PRICE: Lease Rate **\$17 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.