

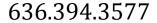
14137 Woodsmill Road

Town & Country, MO 63017



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





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:1960Windows:Plate GlassStyle:Classic ColonialLighting: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 GabledSprinkler:NoneCeiling 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

Execute provided by America OE. p. 514.542.1111

<u>Water:</u> 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).