



9800 - 9802 St. Charles Rock Rd.

Breckenridge Hills, MO 63074



Property Highlights:

- 2,000 SF
- Fresh Interior (full rehab 2010)
- \$6 SF plus Modified Gross
- 22,611 traffic volume per day
- Population: 74,566 within a 3 mile radius
- Households: 32,857 within a 3 mile radius

INFORMATION: John Heckmann or Eddie Heckmann | 636.394.3577 | info@walmarinvestment.com
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ADDRESS: 9800-9802 St. Charles Rock Road, Breckenridge Hills, MO 63074

HOW TO GET THERE: From HWY 70 and St. Charles Rock Road, go South on St. Charles Rock Road for approximately 2.6 miles. 9800 St. Charles Rock Road will be on your left.

AVAILABILITY: December 1st, 2013.

BUILDING DESCRIPTION:

Type:	Commercial, Retail/Office	Dock:	N/A
Year Built:	1960s	Windows:	Aluminum
Style:	Block, Flat Roof	Lighting:	Fluorescent
Construction:	Block.	HVAC:	2 Gas furnaces and AC
Total Dev SF:	9,600 SF	Plumbing:	1 ADA Restroom
Unit SF:	2,000	Electrical:	1 Panel, 200 amp
Roof:	Flat, white membrane	Sprinkler:	None
Ceiling Height:	10'	Basement:	None
Floors:	Unsealed concrete	Prior Tenant:	Mattress Max

UTILITIES:

<u>Gas:</u>	Gas provided by Laclede Gas Company.
<u>Electric:</u>	Electric provided by Ameren UE.
<u>Water:</u>	Water provided by Mo American Water.
<u>Sewer:</u>	Sewer provide by Metropolitan Sewer District.

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 2013 will be approximately \$.32 per square foot per year.

ZONING AND PERMITTED USES: Commercial, Retail/Office

OCCUPANCY PERMIT: An "Application for Business License" must be completed and approved prior to occupying the demised premises. The Application may be obtained from the City of Breckenridge Hills.

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