

RETAIL PROPERTY FOR LEASE

SCENIC PLAZA

1185 SCENIC DRIVE, HERCULANEUM, MO 63048



LAURA JONES

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RL JONES PROPERTIES

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	25,638 SF
Available SF:	1,791 SF
Lot Size:	
Year Built:	2005

PROPERTY OVERVIEW

Former Imo's Pizza end cap space available, consisting of 1,791 SF. Scenic Plaza is located off the Herculaneum exit at Hwy 55. Tenants include; Healing Hands Chiropractic, Edward Jones, La Pachanga, Fashion Nails, Dance Studio, State Farm, Tokyo Hibachi Express, Audiology & Hearing, & Lab testing facility.

SPACES

1185 Scenic Drive, Suite #101

LEASE RATE

Negotiable

SPACE SIZE

1,791 SF

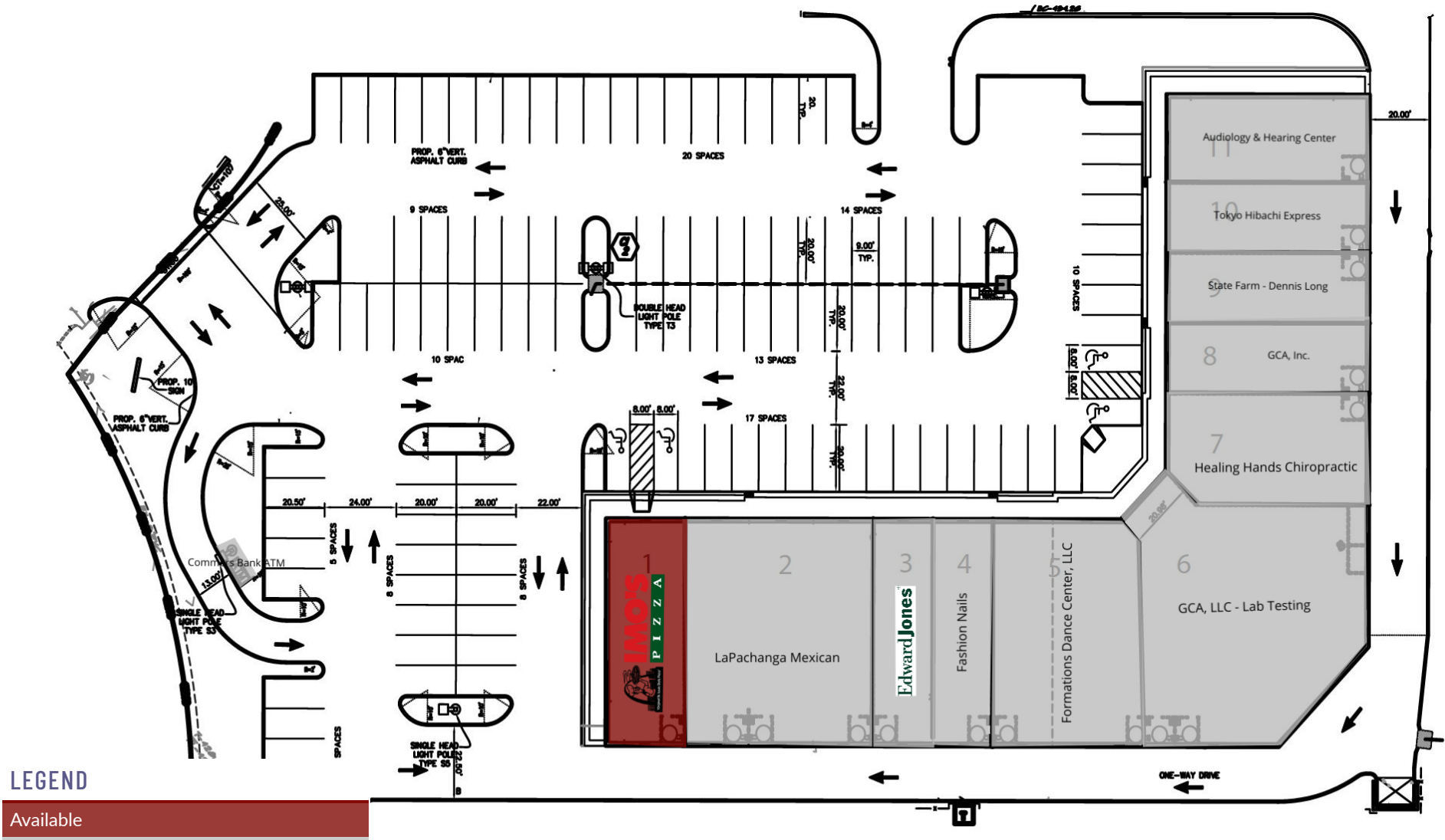
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PLANS

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AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE	DESCRIPTION
1185 Scenic Drive, Suite #101	Available	1,791 SF	Negotiable	-
1185 Scenic Drive, Suite #105-113	LaPachanga Mexican	4,284 SF	-	-
1185 Scenic Drive, Suite #117	Edward Jones	1,360 SF	-	-
1185 Scenic Drive, Suite #121	Fashion Nails	1,360 SF	-	-
1185 Scenic Drive, Suite #125 & 129	Formations Dance Center, LLC	1,360 SF	-	-
1185 Scenic Drive, Suite #135	GCA, LLC - Lab Testing	5,000 SF	-	-
1185 Scenic Drive, Suite #141	Healing Hands Chiropractic	2,208 SF	-	-
1185 Scenic Drive, Suite #145	GCA, Inc.	1,428 SF	-	This space was a former office user. Space will be available on 3/1/2023.
1185 Scenic Drive, Suite #149	State Farm - Dennis Long	1,428 SF	-	-
1185 Scenic Drive, Suite #153	Tokyo Hibachi Express	1,428 SF	-	This space is a second generation Subway location. The equipment has been removed but all hook-up are in place for another fast-casual dining user.
1185 Scenic Drive, Suite #157	Audiology & Hearing Center	1,791 SF	-	-
1185 Scenic Drive, ATM	Commerz Bank ATM	300 SF	-	-

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ADDITIONAL PHOTOS

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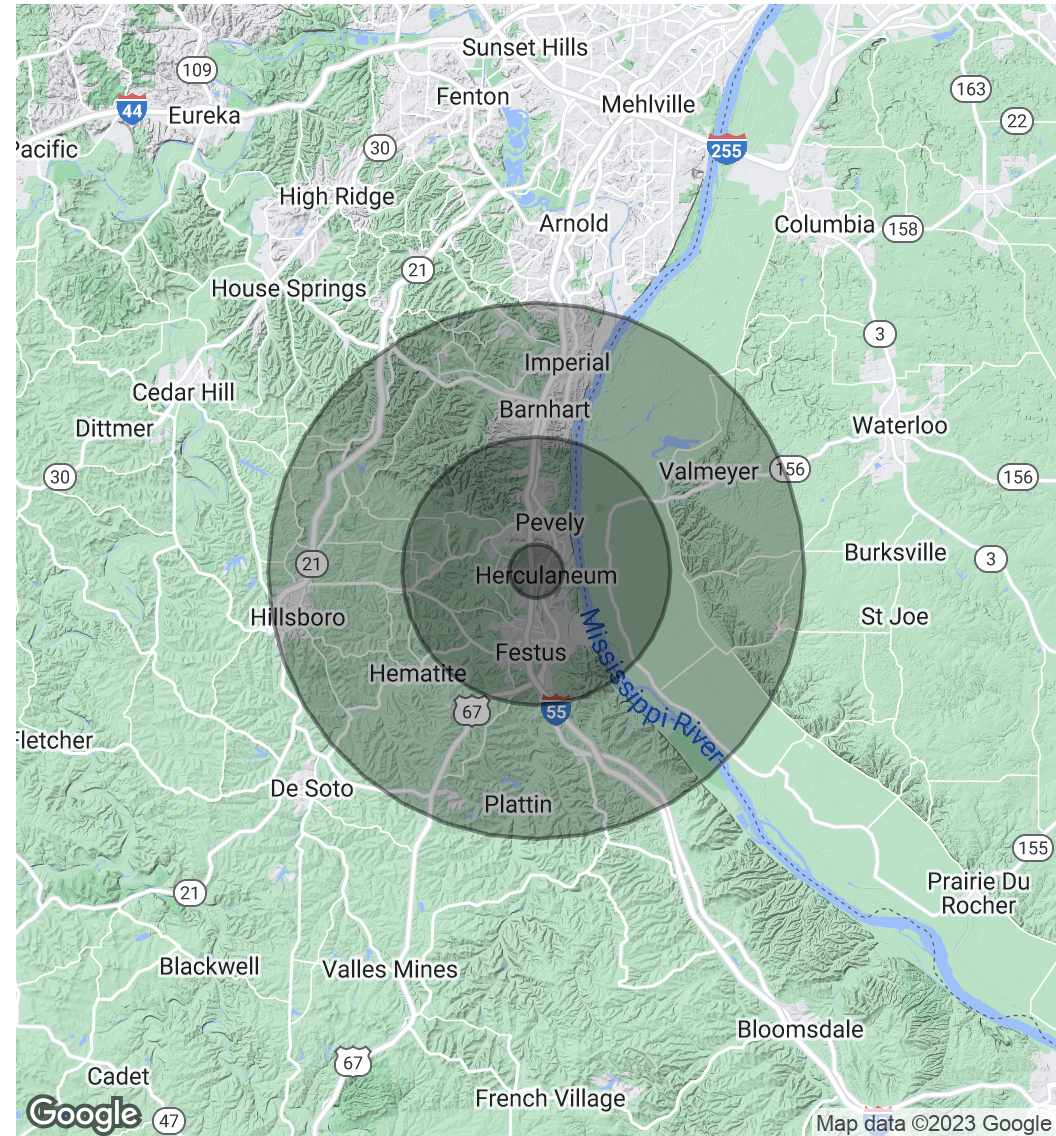
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,435	37,986	96,028
Average age	36.8	36.4	36.4
Average age (Male)	36.1	35.6	35.9
Average age (Female)	38.2	37.8	37.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	953	14,781	35,412
# of persons per HH	2.6	2.6	2.7
Average HH income	\$64,808	\$61,755	\$66,870
Average house value	\$153,807	\$148,287	\$148,999

* Demographic data derived from 2020 ACS - US Census



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