

RETAIL PROPERTY FOR LEASE

Brooks Plaza

7025 HOWDERSHELL, HAZELWOOD, MO 63042



Jeff Eisenberg & Associates • 7750 MARYLAND AVE UNIT 11272 • , • 314.721.5611 • www.jeisenberg.com

Presented By:

Jeffery Eisenberg

314.721.5611

jeff@jeisenberg.com

www.jeisenberg.com



Jeff Eisenberg
& associates



RETAIL PROPERTY FOR LEASE
7025 HOWDERSHELL, HAZELWOOD, MO 63042

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	800 - 2,900 SF
Lease Rate:	\$15.00 SF/yr (MG; NNN)
Lot Size:	1.43 Acres
Year Built:	1990
Building Size:	16,900
Renovated:	2000
Zoning:	C2
Municipality:	Hazelwood
Submarket:	North St. Louis County
Traffic Count:	33,053

PROPERTY OVERVIEW

Brooks Center is located in a densely populated neighborhood in Hazelwood, Missouri. Situated next to Dollar General at a signalized intersection, this property offers excellent visibility and access from Howdershell. Ample surface parking is available as well as pylon signage. There are two available spaces, one is 800 square feet and the other is 2,900 square feet.

LOCATION OVERVIEW

Hazelwood is a second-ring suburb of St. Louis, located in northwestern St. Louis County, Missouri. Home to 12 Fortune 500 companies, six Fortune 1,000 companies and 10 corporate headquarters, Hazelwood is a prime location for business growth. I-270 & I-170 and a major county thoroughfare (Lindbergh/67) pass through the city, and I-70 runs close by.

Jeffery Eisenberg

314.721.5611
jeff@jeisenberg.com



RETAIL PROPERTY FOR LEASE
7025 HOWDERSHELL, HAZELWOOD, MO 63042

PROPERTY DETAILS

LEASE RATE

\$15.00 SF/YR

LOCATION INFORMATION

Building Name	Brooks Center
Street Address	7025 Howdershell
City, State, Zip	Hazelwood, MO 63042
County/Township	Saint Louis
Municipality	Hazelwood
Submarket	North St. Louis County
Cross Streets	Howdershell & Teson Road
Side Of Street	West
Signal Intersection	Yes
Nearest Highway	I-270, I-170, I-70
Nearest Airport	Lambert St. Louis International

BUILDING INFORMATION

Building Size	16,900 SF
Occupancy %	60%
Tenancy	Multiple
Number Of Floors	1
Year Built	1990
Last Renovated	2000
Free Standing	Yes
Signage	Pylon

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Zoning	C2
Lot Size	1.43 Acres
APN#	08L-23-1533
Lot Frontage	211
Lot Depth	297
Corner Property	yes
Traffic Count	33,053
Traffic Count Street	Howdershell
Traffic Count Frontage	211

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number Of Spaces	44

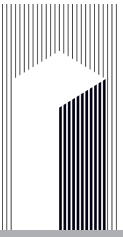
OPERATING EXPENSES

CAM	\$1.71/SF
RE Taxes	\$3.70/SF
Insurance	\$0.39/SF

Jeffery Eisenberg

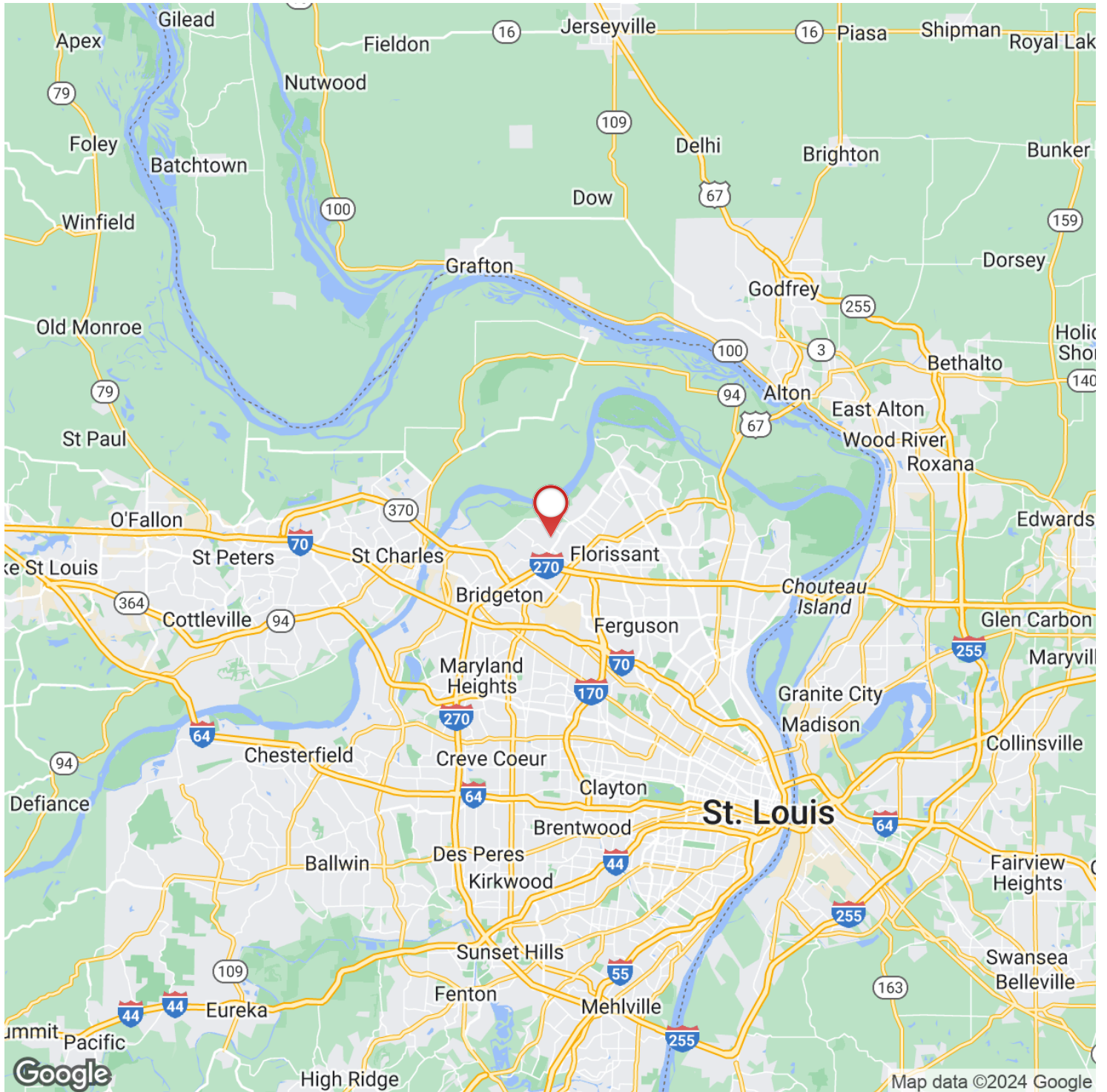
314.721.5611

jeff@jeisenberg.com



RETAIL PROPERTY FOR LEASE
7025 HOWDERSHELL, HAZELWOOD, MO 63042

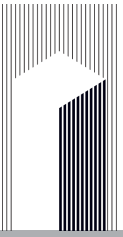
REGIONAL MAP



Jeffery Eisenberg

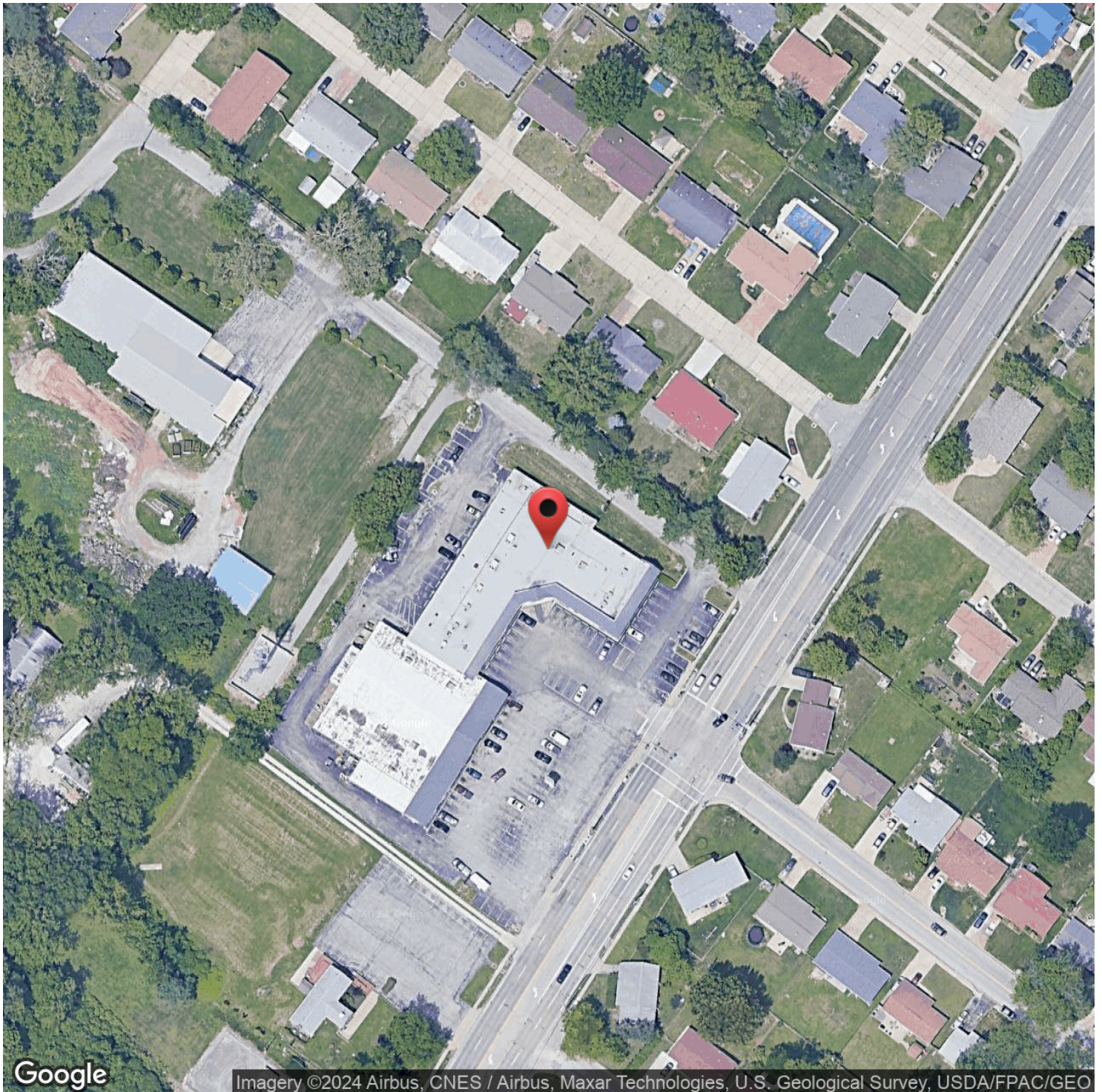
314.721.5611

jeff@jeisenberg.com



RETAIL PROPERTY FOR LEASE
7025 HOWDERSHELL, HAZELWOOD, MO 63042

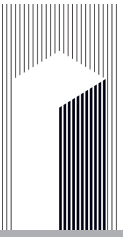
AERIAL MAP



Jeffery Eisenberg

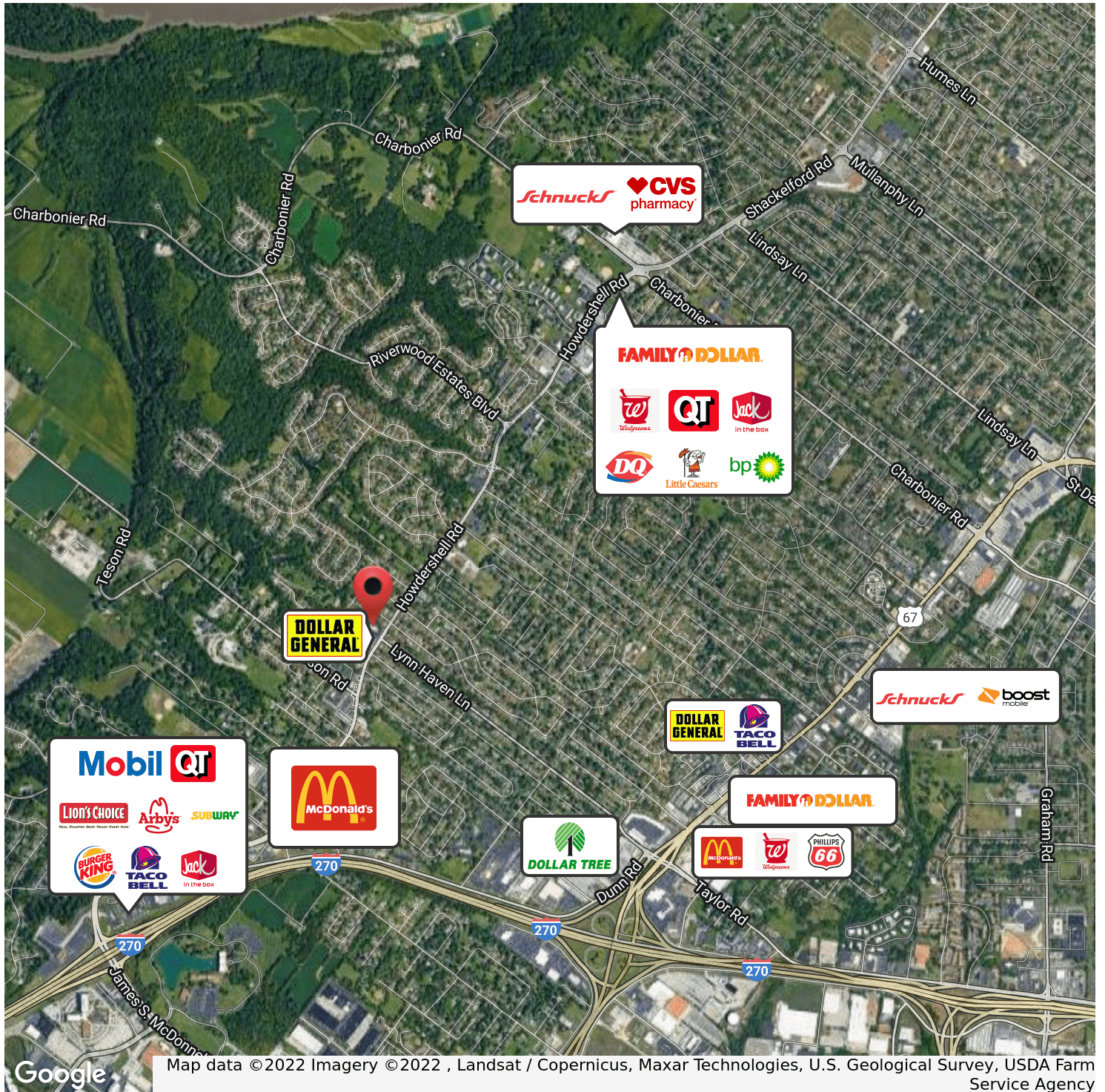
314.721.5611

jeff@jeisenberg.com



RETAIL PROPERTY FOR LEASE
7025 HOWDERSHELL, HAZELWOOD, MO 63042

RETAILER MAP



Jeffery Eisenberg

314.721.5611

jeff@jeisenberg.com

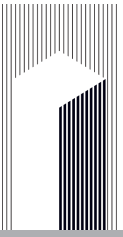


A map of Lake of the Ozarks, Missouri, illustrating travel time zones from a central point (marked with a blue dot). The lake is divided into three colored regions representing different travel times:

- 5 minutes (Red):** The innermost, smallest region, located in the northern part of the lake.
- 10 minutes (Green):** The middle region, surrounding the 5-minute zone.
- 15 minutes (Blue):** The outermost, largest region, covering the majority of the lake's surface.

The map also shows surrounding land areas, major roads (Interstates 44, 49, 55, 64, 67, 70, 270, 255, and State Routes 94, 364, 366, 61, 67, 100), and nearby towns including St. Louis, Clayton, Jennings, Spanish Lake, Alton, Chesterfield, Ballwin, Affton, Cahokia, Granite City, and St. Peters. The Mississippi River is visible on the right side of the map.

314.721.5611
jeff@jeisenberg.com



RETAIL PROPERTY FOR LEASE
7025 HOWDERSHELL, HAZELWOOD, MO 63042

DEMOGRAPHIC OVERVIEW - 3 MILES

KEY FACTS

52,671

Population



Average
Household Size

39.0

Median Age

\$56,555

Median Household
Income

EDUCATION

7%

No High School
Diploma



30%

High School
Graduate



36%

Some College



27%

Bachelor's/Grad/Pr
of Degree

BUSINESS



1,654

Total Businesses



24,319

Total Employees

EMPLOYMENT



68%

White Collar



22%

Blue Collar



10%

Services

6.4%

Unemployment
Rate

INCOME



\$56,555

Median Household
Income



\$29,839

Per Capita Income



\$125,510

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (21.7%)

The smallest group: \$200,000+ (2.8%)

Indicator ▲	Value	Diff	
<\$15,000	8.4%	+0.5%	
\$15,000 - \$24,999	7.7%	+0.1%	
\$25,000 - \$34,999	10.9%	+3.2%	
\$35,000 - \$49,999	15.2%	+3.3%	
\$50,000 - \$74,999	21.7%	+4.0%	
\$75,000 - \$99,999	15.1%	+2.5%	
\$100,000 - \$149,999	14.3%	-1.8%	
\$150,000 - \$199,999	3.7%	-4.1%	
\$200,000+	2.8%	-8.0%	

Bars show deviation from

St. Louis County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2022 Esri

Jeffery Eisenberg

314.721.5611

jeff@jeisenberg.com