



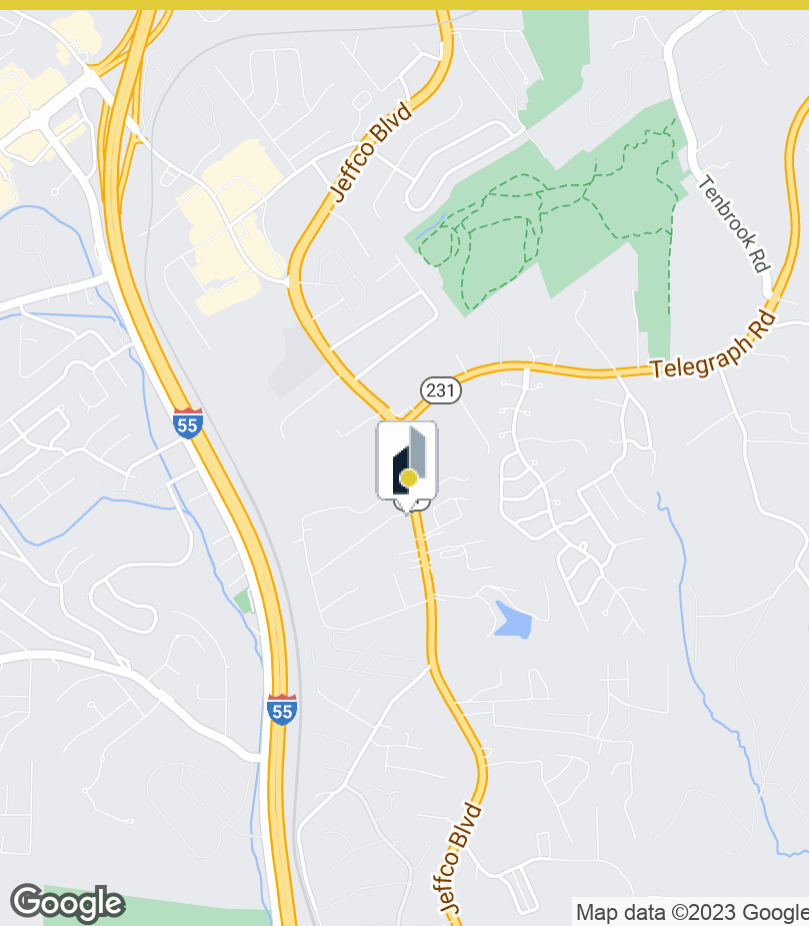
# FOR LEASE

1 Village Plaza | Arnold, MO 63010

# 1 Village Plaza



Retail/Office Building  
Available For Lease



## Property Highlights

- High-traffic area in Arnold, MO
- Corner location near I-55
- Average HH income of \$75,000
- Plenty of parking
- 106,000 VPD on I-55
- \$4.50 PSF downstairs
- \$10.50 PSF upstairs

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



# Lease Spaces

## 1 Village Plaza

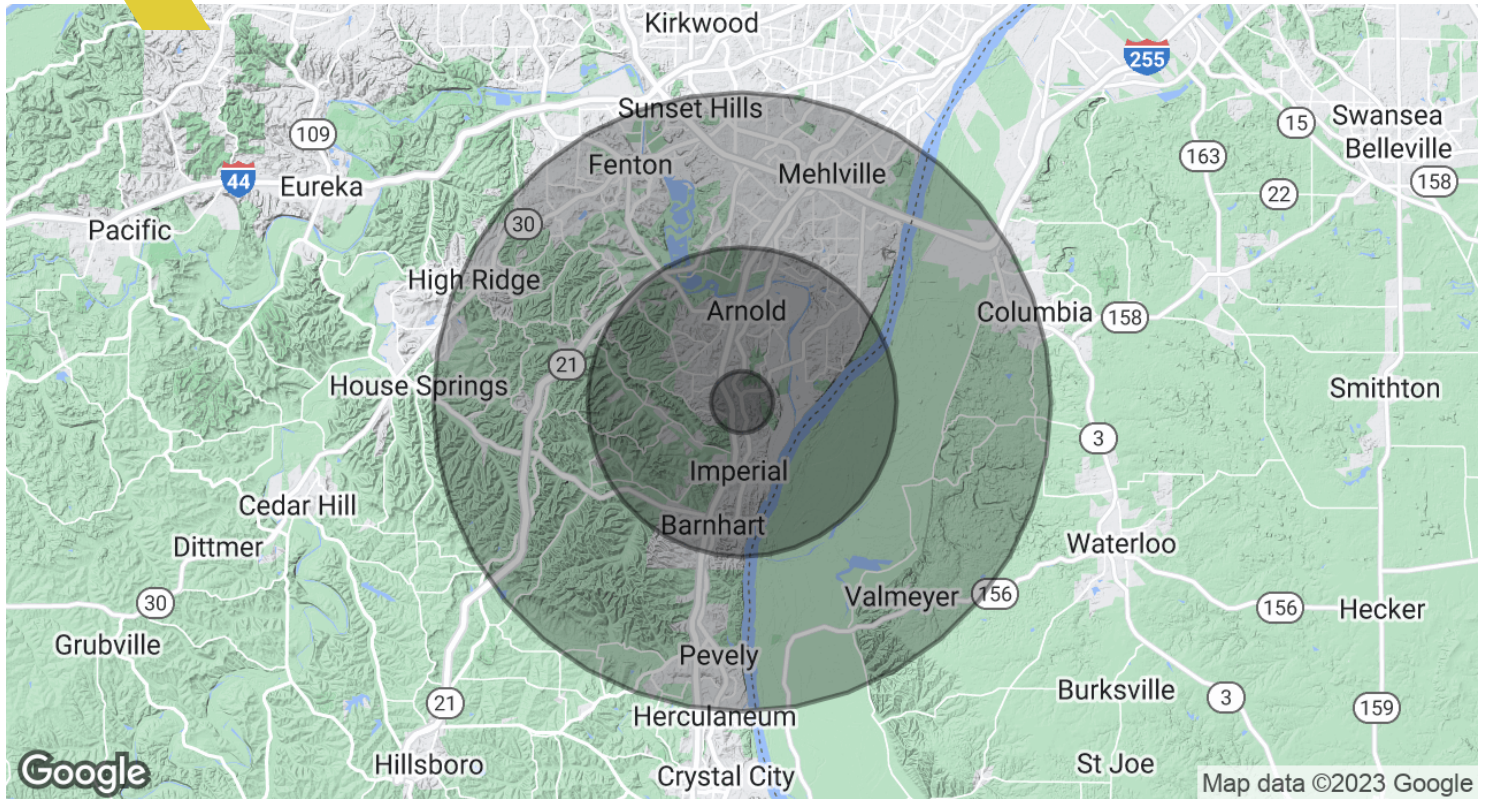


### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 22	Available	1,900 SF	NNN	\$1,300 per month
Suite 29	Available	2,600 SF	NNN	\$1,750 per month

# Demographics Map & Report

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Population	1 Mile	5 Miles	10 Miles
Total Population	4,996	93,891	293,775
Average Age	36.1	37.7	40.4
Average Age (Male)	34.4	36.7	39.1
Average Age (Female)	38.9	39.2	41.8
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,834	34,312	114,725
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$69,813	\$76,396	\$76,230
Average House Value	\$156,367	\$184,148	\$191,233

\* Demographic data derived from 2020 ACS - US Census

# Broker Contacts



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