



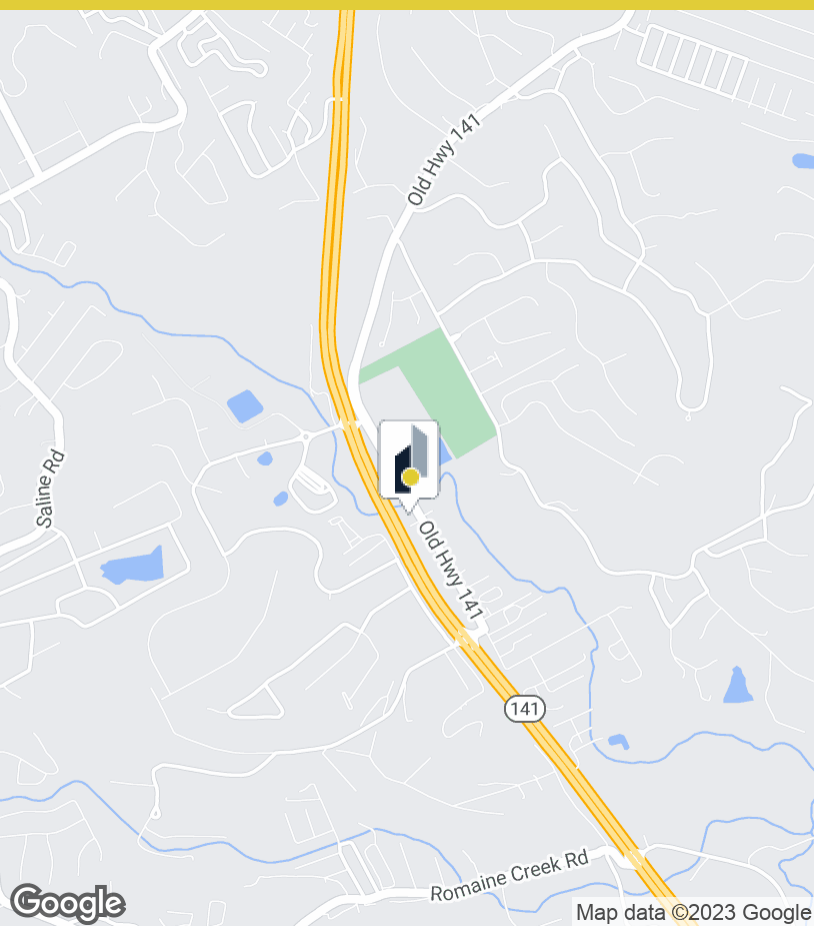
FOR LEASE

1637 Old Hwy 141 | Fenton, MO 63026

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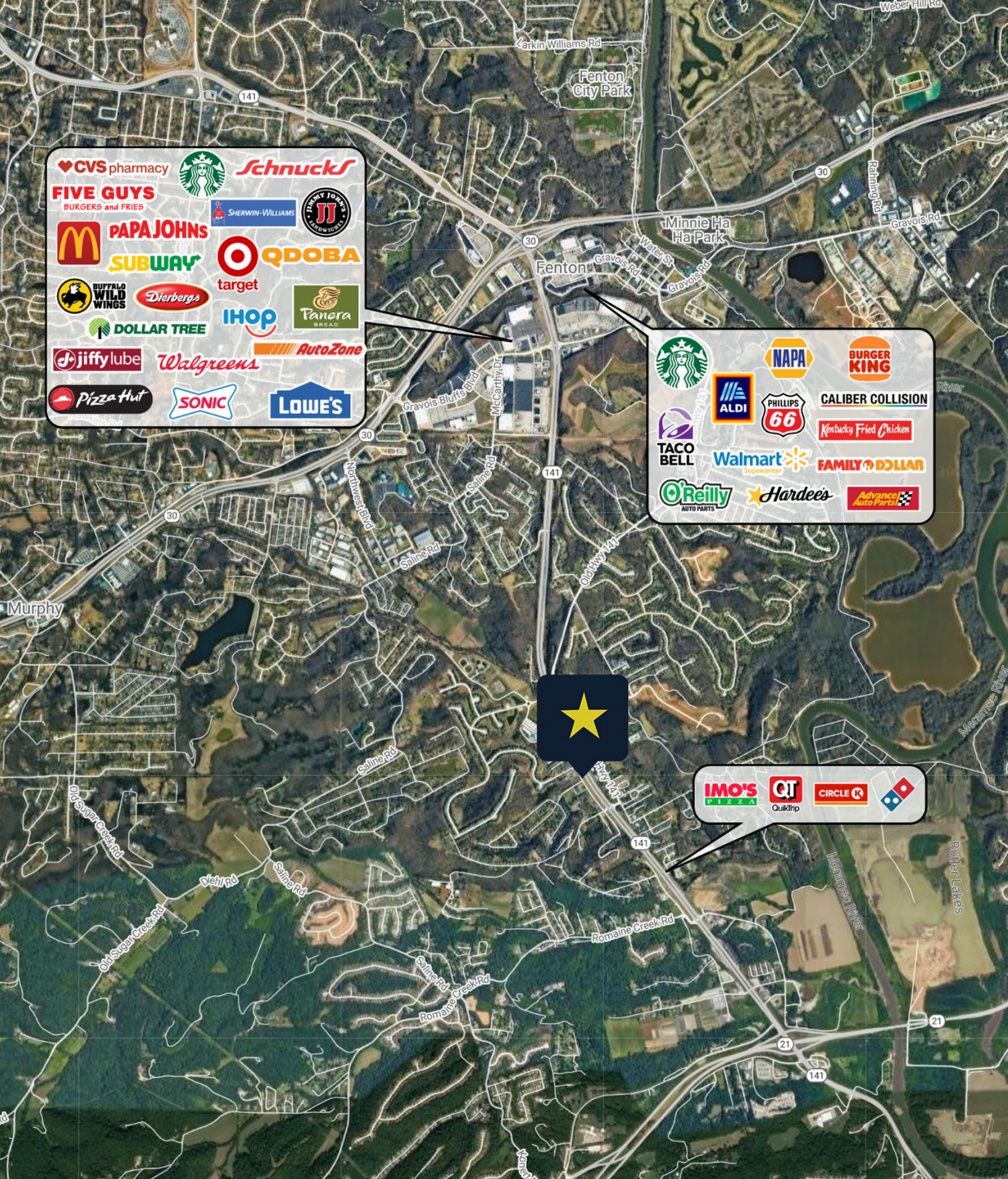
**2,300 SF +/- 1 Acre
Available
FOR LEASE
\$4,395 Per Month NNN**



Property Highlights

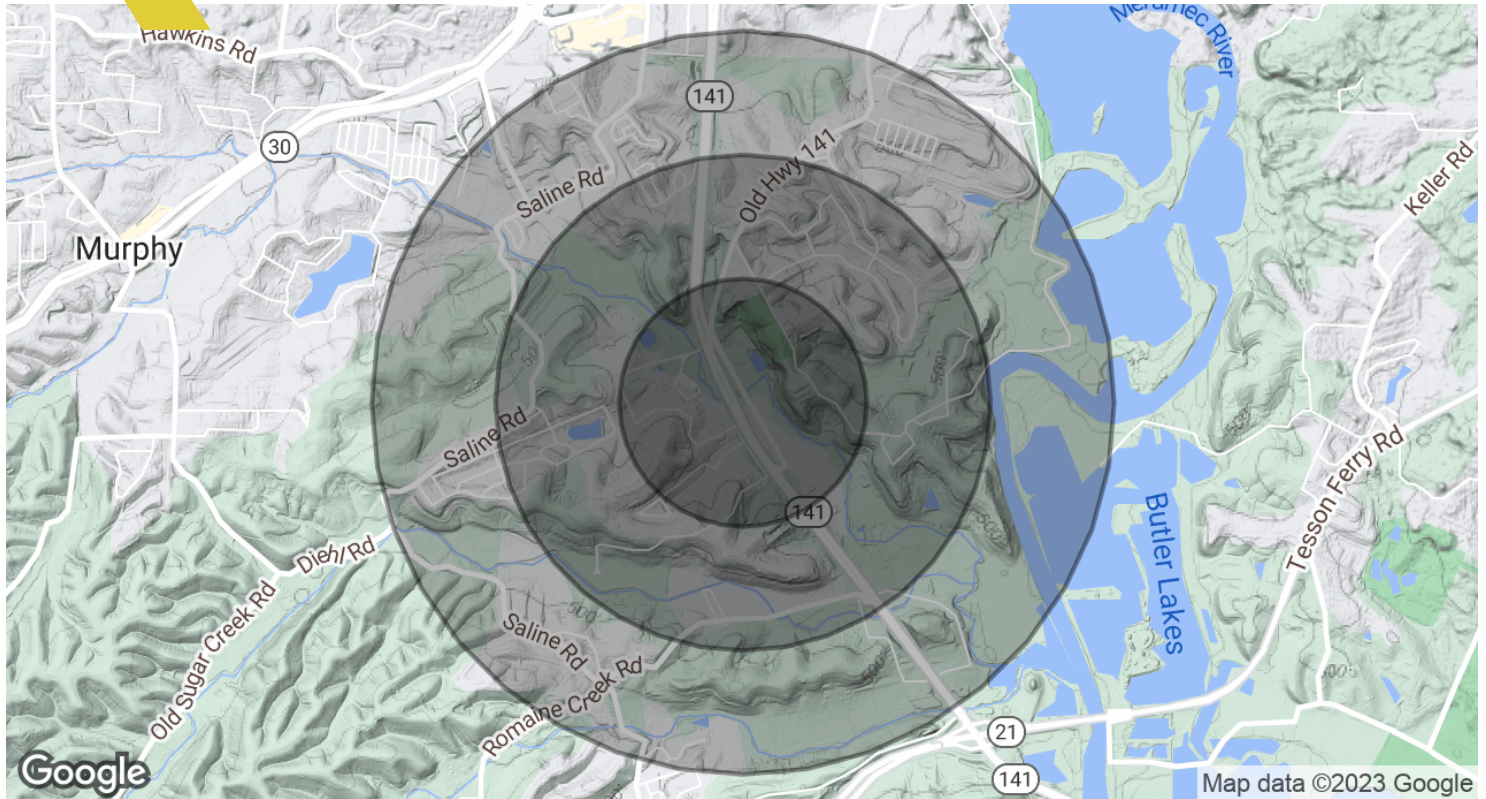
- Approved for car dealerships
- Great location for any quipment or vehicle leasing and sales
- Large level lot partially paved and remainder compact rock
- Highly visible from 141 with over 21,000 VPD each day
- Upstairs includes 3 offices, restroom, and kitchen
- Lower level includes an additional office, restroom, and storage
- Includes garage for light servicing of vehicles
- Ample outside storage

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.



Demographics Map & Report

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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,302	6,183	13,777
Average Age	38.5	37.3	37.5
Average Age (Male)	37.3	36.5	37.2
Average Age (Female)	43.5	40.7	39.2
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	506	2,308	5,271
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$86,398	\$83,744	\$77,659
Average House Value	\$168,359	\$140,175	\$139,501

* Demographic data derived from 2020 ACS - US Census

Broker Contacts



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