

**2901 Dougherty Ferry Rd., Suite 201
St. Louis, MO 63122**

Medical, Office or Retail Space For Lease

AVAILABLE

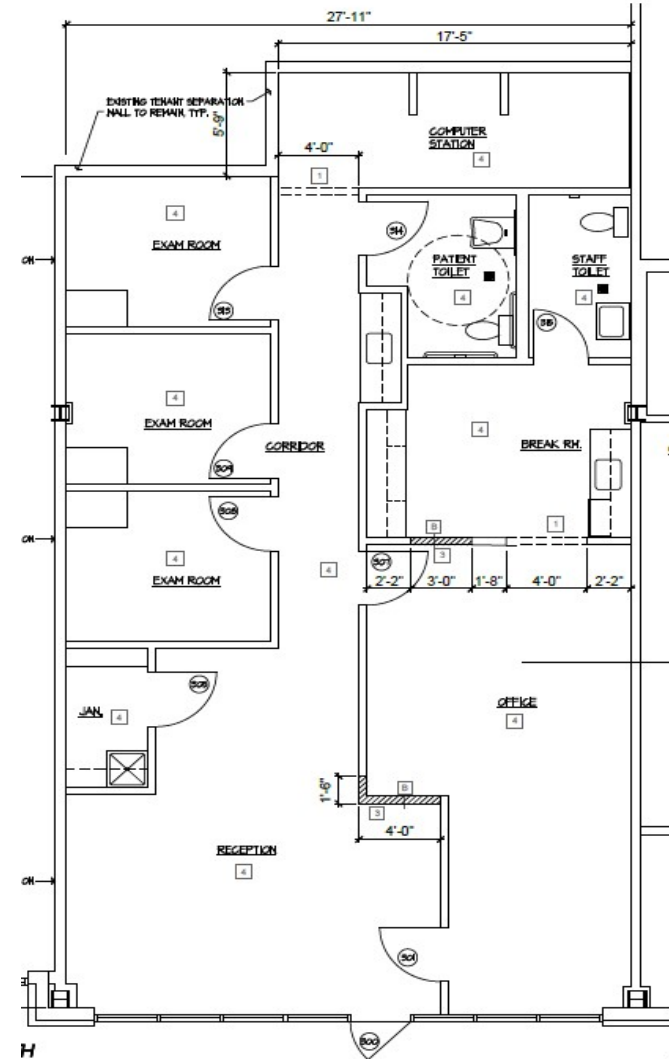
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- Medical, General Office or Retail will work well
- Availability Coming Soon: 1,431 - 2,261 SF
- Turn-Key with newly appointed finishes
- Join Midwest Dental, Red Soul Salon, Funkenbusch Law and Dougherty Orthodontics
- Other area amenities include Starbuck's, Taco Bell, Corner Pub, JJ Twig's, The Tavern, The Shack, Freddy's Steakburger, Brunswick Zone to name a few
- High Visibility street level presence on busy Dougherty Ferry Road just west of Big Bend Road
- Traffic Counts:
 - Dougherty Ferry: 23,000 Vehicles
 - Big Bend Road: 23,500 Vehicles
- Large Monument Sign & Building Signage Available
- Ideal uses include:
 - Medical such as MedSpa, Podiatrist, Physical Rehab, Family Medicine, Urgent Care, etc.
 - Professional Office such as Insurance, Financial Advisor, Law, Accounting, etc.
 - Retail/Neighborhood Services such as Massage, Fitness, Weight Loss Clinic, Nail Salon, etc.
- For Lease: **\$19.50/SF NNN**

FLOOR PLAN

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(Floor Plan depicts 1,431 SF however ability to combine 830 +/- SF for a total of app. 2,261 SF)



AERIAL SITE MAP

