

RETAIL FOR LEASE

# THE LANDINGS SHOPPING CENTER

2956 DOUGHERTY FERRY RD | VALLEY PARK, MO 63122

LEASING INFORMATION

MIKE HURLEY 314.484.1469

mhurley@balkebrown.com

## PROPERTY DESCRIPTION

- 1,404 sf  
For Lease: \$18.50 psf NNN
- Current Nail Salon
- Located at the high profile intersection of Big Bend & Dougherty Ferry Rd
- Dense residential base
- Join Subway, Starbucks, and JJ Twiggs
- 23,500 VPD on Big Bend Rd  
23,000 VPD on Dougherty Ferry Rd



2020	1 MILE	3 MILE	5 MILE
POPULATION	8,478	56,755	159,042

2020 MEDIAN	1 MILE	3 MILE	5 MILE
HOUSEHOLD \$	\$74,576	\$85,997	\$96,750

**BALKE BROWN**  
**T TRANSWESTERN**<sup>®</sup>

13075 Manchester Road, Suite 250  
St. Louis, MO 63110  
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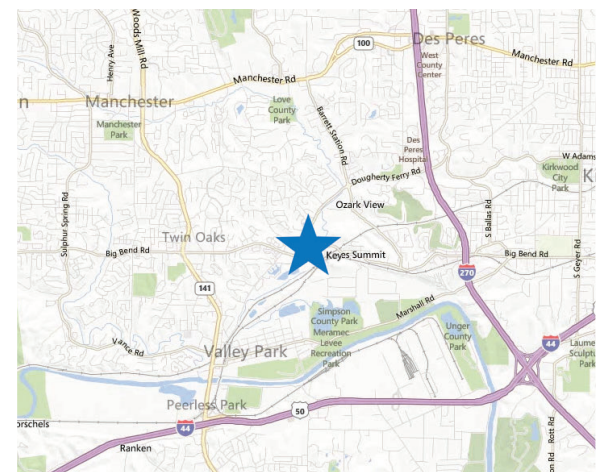
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