

FOR LEASE

RETAIL SPACE

8001 Mackenzie Road
St. Louis, MO 63123



AVAILABLE
1,320 SF

- Two 1,320 SF Bays Available
- Neighborhood Strip Center in Growth Area of St. Louis County
- Great Location at Signalized Intersection
- 6/1,000 SF Parking Ratio
- Lease Rate: \$13.00 PSF, NNN

Traffic Counts

Collection Street	Cross Street	Traffic Volume (VPD)
Mackenzie Road	Heege Road	15,000
Heege Road	Mackenzie Road	10,000
Gravois Road	Mackenzie Road	30,000



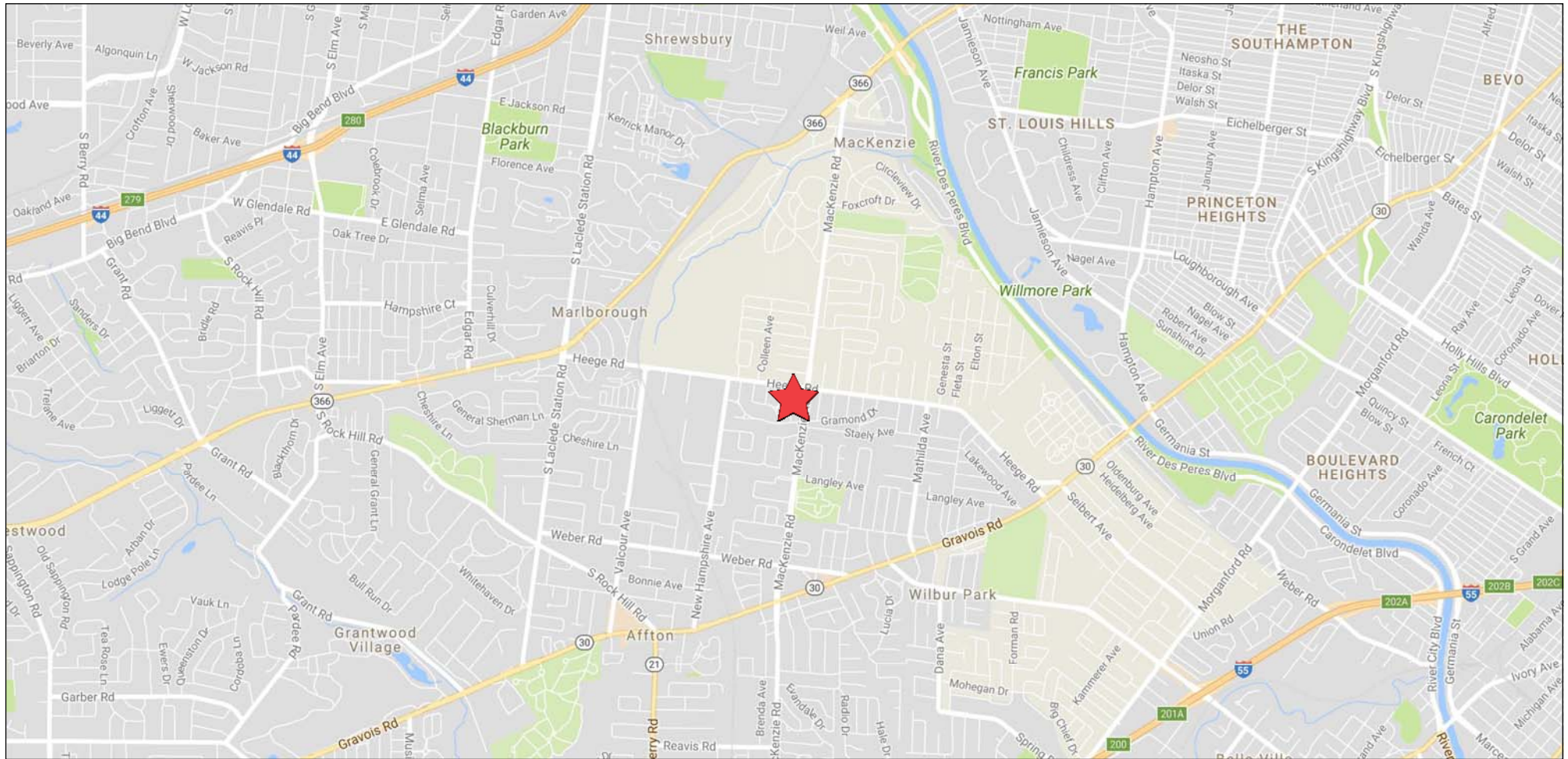
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The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.