



GREWE
BROKERAGE &
DEVELOPMENT, LLC

[3239 LEMAY FERRY RD]

MEHLVILLE, MO

1,350 SF | \$13.00 PSF NNN

Contact Information:
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3239 Lemay Ferry Rd

Located just 1 mile northeast of the South County Mall and two major interstates (I-55 and I-255/I-270) this strip center development provides a great small shop leasing opportunity. The parcel is located directly across from the Mehlville High School with traffic counts on Lemay Ferry Road averaging 24,000 vehicles per day. In addition to the regional draw there are also over 200,000 residents in a 5 mile radius.

• NEIGHBORING TENANTS INCLUDE:



3239 Lemay Ferry Rd Mehlville, MO

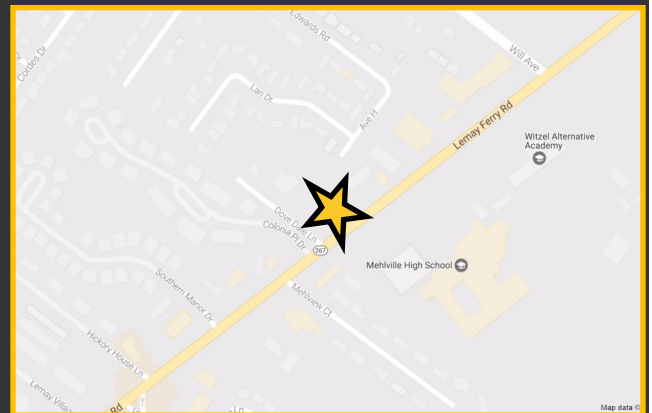
[DEMOGRAPHICS]

1-Mile Radius | 3-Mile Radius | 5-Mile Radius

Med. Household Income	\$50,551	\$58,368	\$61,834
Total Population	11,075	93,229	202,658
Daytime Employment	7,029	38,096	70,639

[AVERAGE DAILY TRAFFIC]

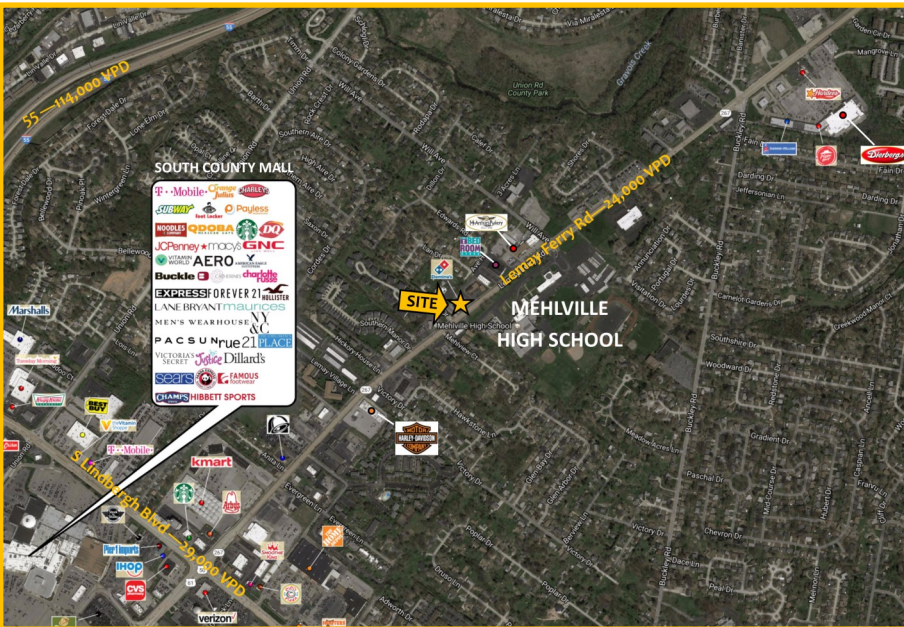
Lemay Ferry Rd	24,000
S Lindbergh Blvd	29,000



GOOD NEWS FOR PEOPLE ON THE GROW.

G.J. Grewe Brokerage & Development LLC 9109 Watson Rd., 4th Floor, St. Louis, MO 63126

www.gjgrewe.com



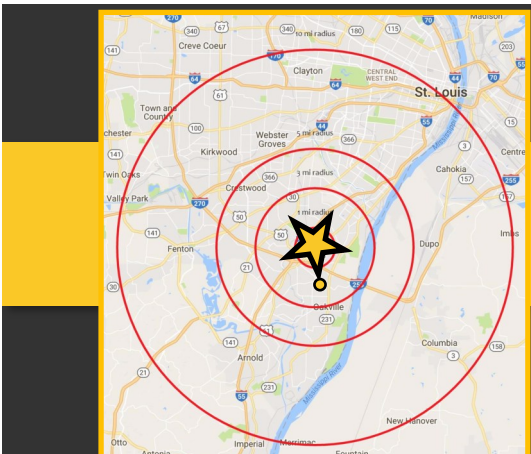
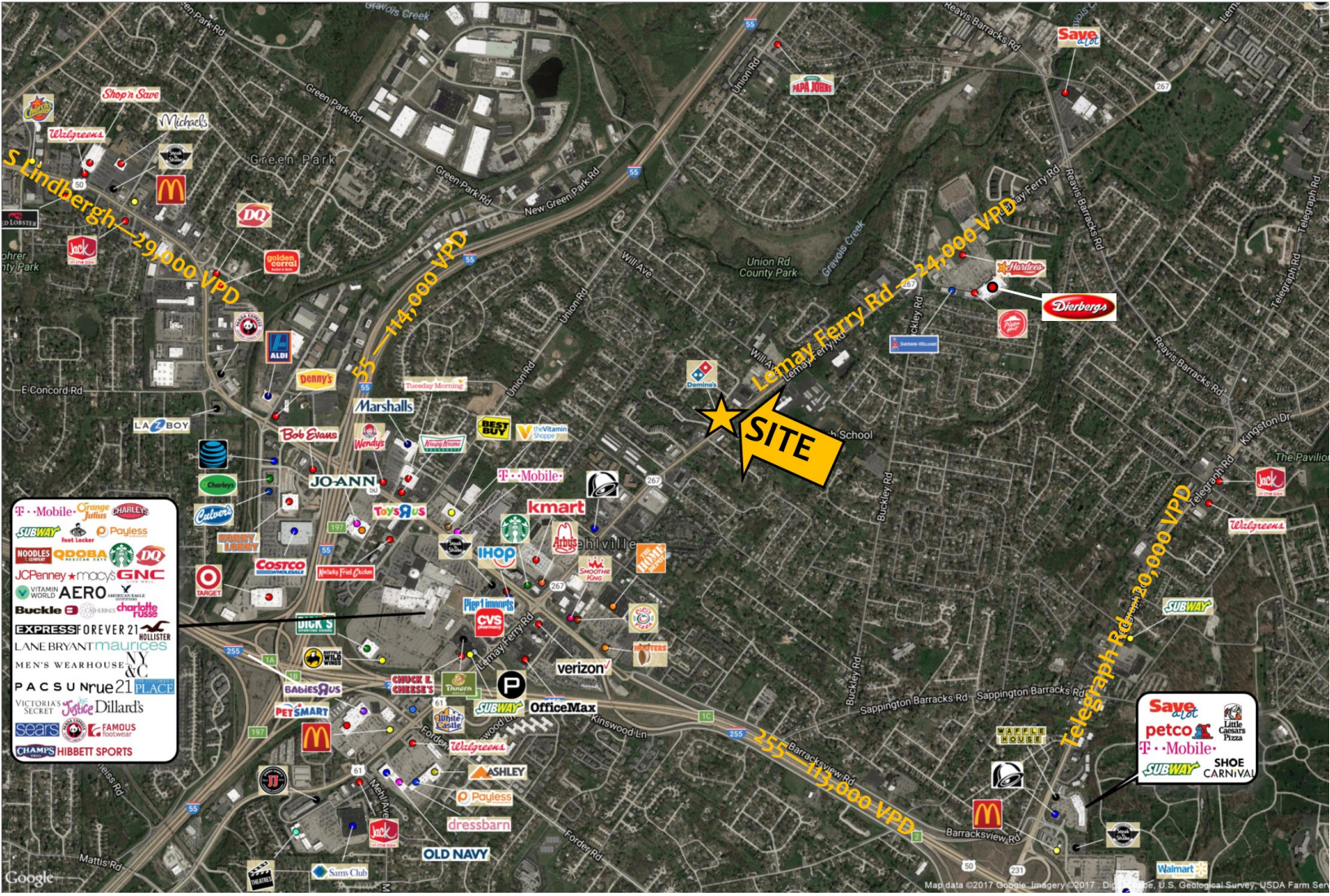


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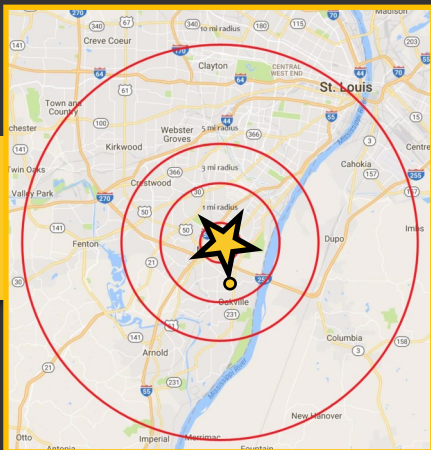
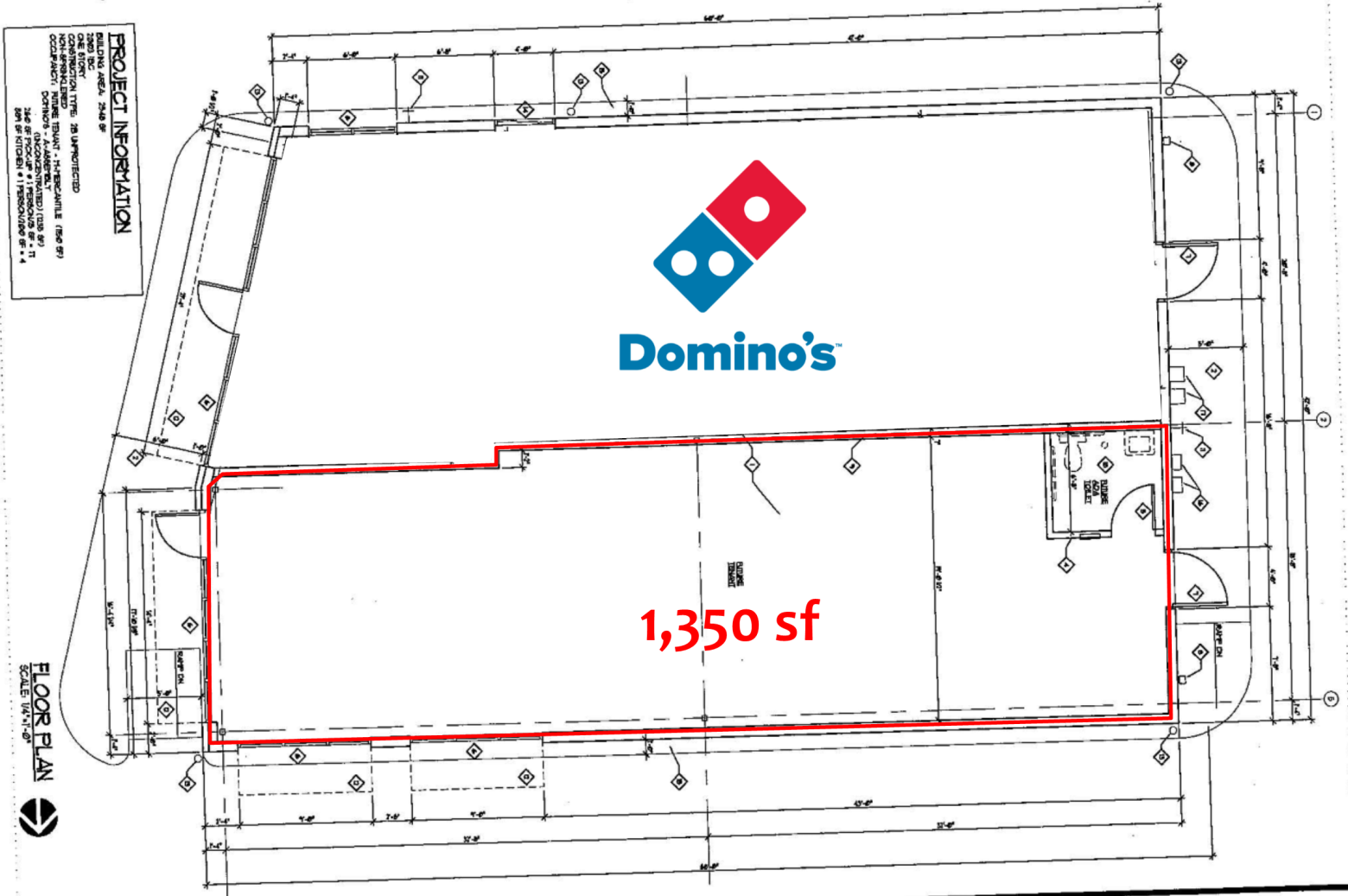


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