

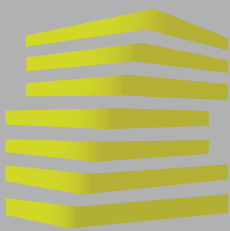


LOCATION.
commercial real estate

FREESTANDING 10,225 SF BUILDING SUBLEASE OPPORTUNITY

8740 MACKENZIE ROAD

AFFTON, MO



8740 MACKENZIE RD

AREA INFORMATION

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TRADE AREA OVERVIEW

Known as a suburban neighborhood with a strong identity, Affton is located in South St. Louis County. Affton is set just outside the St. Louis City limits, giving it a hometown feel with the convenience of the city close by.

On the edge of Affton lies Grant's Farm. A popular St. Louis destination since 1954, Grant's Farm is the 281-acre ancestral home of the Busch family, named for Ulysses S. Grant who originally worked a portion of the land. Today, honoring both the 18th president of the United States and the Busch family legacy, the Farm is a refuge for more than 900 animals, representing more than 100 different species. It's also the place to go to see the famed Budweiser Clydesdales. More than 24 million guests have visited this attraction since its opening in 1954.

Adjacent to Grant's Farm is the Ulysses St. Grant National Historic Site. The site, also known as White Haven, commemorates the life, military career, and Presidency of Ulysses S. Grant. Five historic structures are preserved at the site including the childhood home of Julia Dent Grant, wife of Ulysses S. Grant.

While largely populated, much of South County is unincorporated. It is the most homogeneous area within St. Louis County and major communities include Kirkwood, Fenton, Lemay, Mehlville, Oakville, Affton, and Sunset Hills. The business environment in South County is as progressive as it is diverse. The South County area manufactures a wide variety of products and provides an equally varied amount of professional services. The area is served by five school districts: Lindbergh, Affton, Bayless, Hancock and Mehlville. The start of the Ozark Mountains and Ozark Plateau begin in South County and neighboring Jefferson County. Many communities have an abundance of gently rolling hills.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	14,290	118,024	293,859
HOUSEHOLDS	6,526	54,366	135,357
EMPLOYEES	4,158	37,612	124,658
MED HH INCOME	\$75,319	\$78,298	\$78,762

AREA RETAIL | RESTAURANTS

IMO'S
PIZZA

O'Reilly
AUTO PARTS

POPEYES
+ LOUISIANA KITCHEN +

Schnucks

JOHN J.
SUBS

Auto Zone

QT

DOLLAR TREE

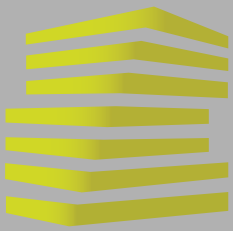
SYBERG'S
AN CRYSTAL DRINKING COMPANY

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AERIAL + DETAILS

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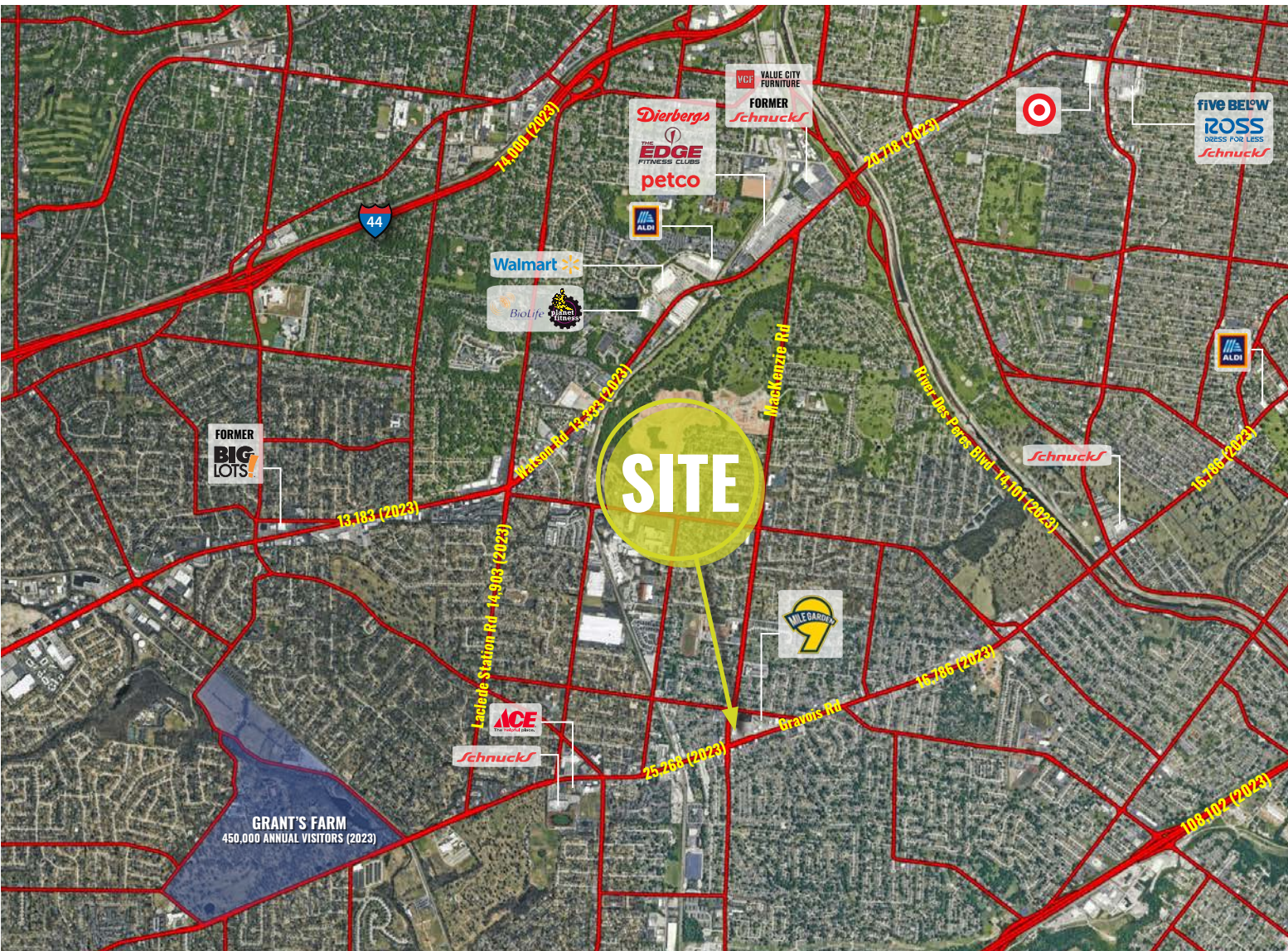
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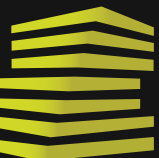
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- 10,225 SF SUBLEASE OPPORTUNITY IN AFFTON, MO
- LEASE EXPIRES 9/30/27
- PRIME LOCATION AT THE SIGNALIZED CORNER OF MACKENZIE RD AND GRAVOIS RD
- PYLON SIGNAGE AVAILABLE
- PLEASE CONTACT BROKER FOR MORE DETAILS

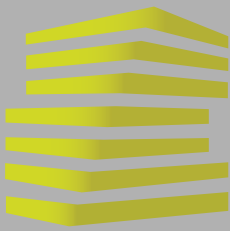


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PHOTOS

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