10224
BIG BEND BLVD

FORMER HARDEE'S RESTAURANT

ST. LOUIS, MO

3,303 SF FORMER RESTAURANT WITH DRIVE-THRU

LOCATION.
commercial real estate

10224 BIG BEND BLVD

NEIGHBORHOOD VIBE

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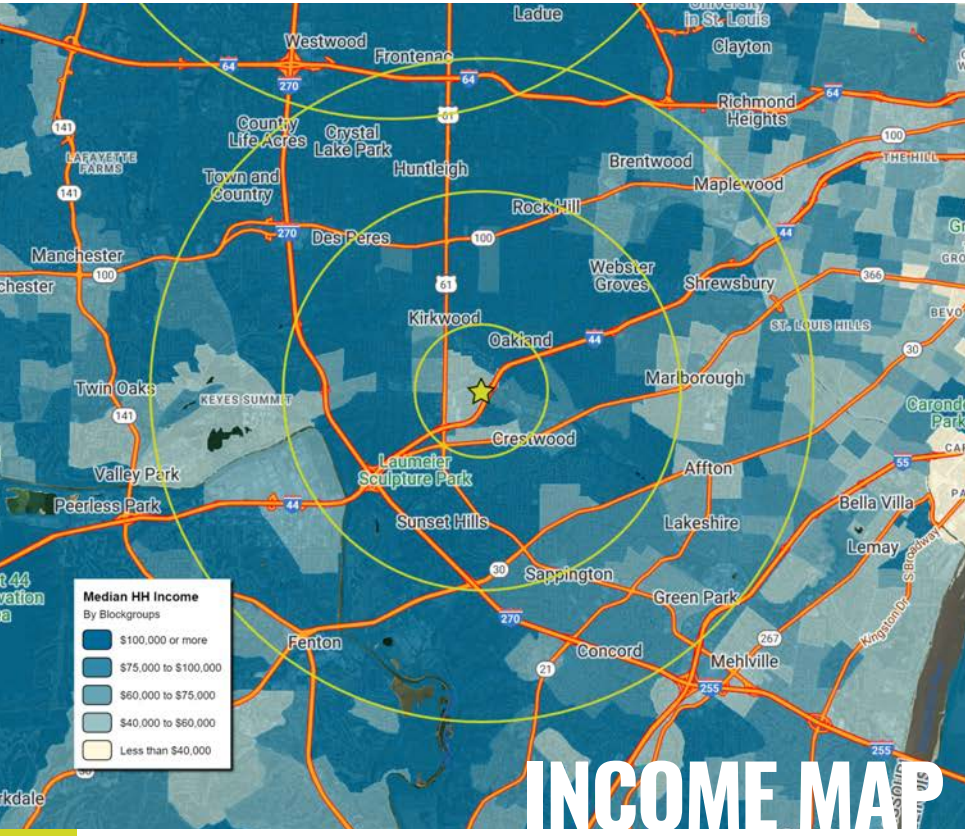

INCOME MAP

Crestwood is a mature suburban community located in the desirable southwestern portion of St. Louis County and has also been named as a "Tree City USA." With nearly 2,000,000 square feet of retail space, Crestwood is a major hub of retail activity in St. Louis County. Crestwood's business district runs nearly 2.2 miles along Watson Road, the commercial corridor within the City of Crestwood. Over the last decade, over 400,000 square feet of new retail space has been added to the city. Crestwood is also home to several public parks, including Whitecliff Park, which sits on 85 acres.

Located nearby is the downtown Kirkwood business district. The district is on the National Register of Historic Places and is home to many restaurants and shops as well as the Kirkwood Farmers' Market and Kirkwood Train Station. Kirkwood has a bustling retail community outside of the downtown area as well. Restaurants and shops are dotted up and down Manchester Road on the north side of Kirkwood. On the south side of Kirkwood, near Interstate 44, are two shopping centers, Kirkwood Commons and Kirkwood Crossing. Opened in 1979, The Magic House is a not-for-profit participatory children's museum located in Kirkwood. The museum opened in a 5,500 square foot Victorian mansion and has expanded to include 55,000 square feet of exhibits and serves over 600,000 visitors annually. The Magic House is ranked as the nation's #1 attraction based on child appeal by the Zagat U.S. Family Travel Guide.

St. Louis Community College-Meramec ("Meramec") is also located close by. The 78-acre campus is the largest community college in Missouri.

To the south of Kirkwood lies the community of Sunset Hills. The Sunset Hills business community is vital, with an optimal mix of retail sales and office space. Panera Bread is headquartered in Sunset Hills. The residents of Sunset Hills enjoy easy access to Laumeier Sculpture Park, an outdoor sculpture garden with rotating indoor exhibitions and numerous large sculptures on the park grounds. Sunset Hills features 70 acres of park land mixing just the right blend of undisturbed natural beauty and open, passive areas for everyone to enjoy.

ANNUAL DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,422	81,276	196,795
HOUSEHOLDS	4,398	33,496	84,321
AVG HH INCOME	$126,261	$167,556	$155,719

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REALTY RESOURCES MEMBER

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PHOTOS

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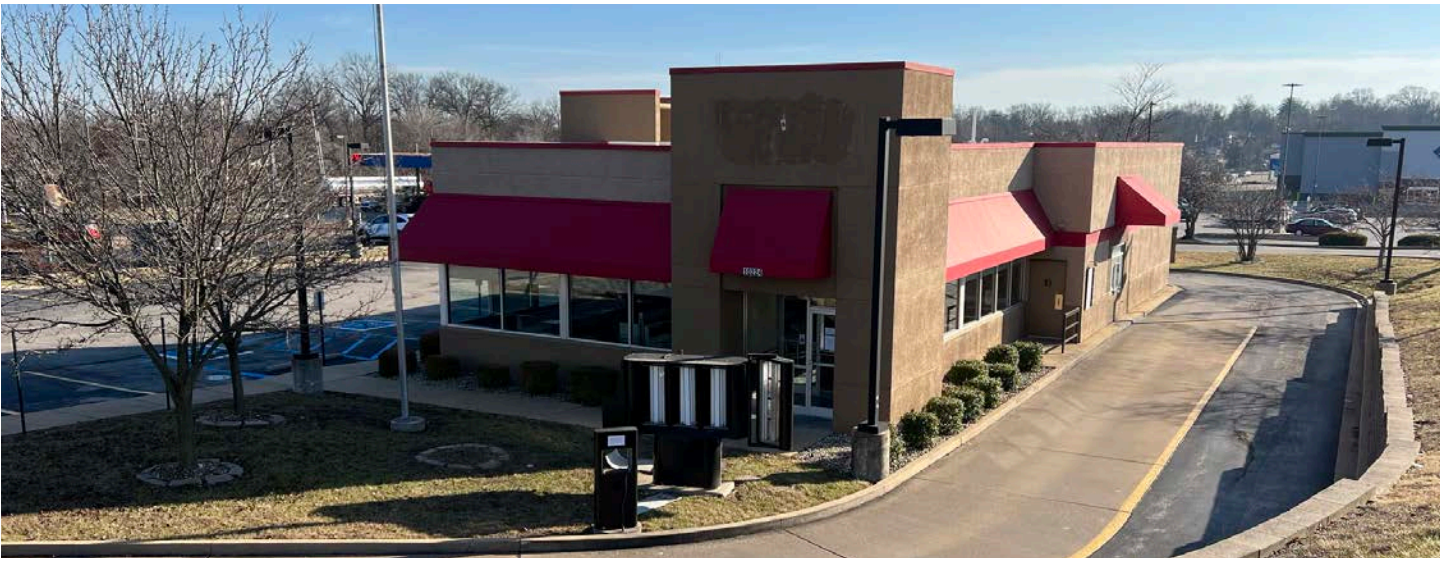

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ZOOM AERIAL

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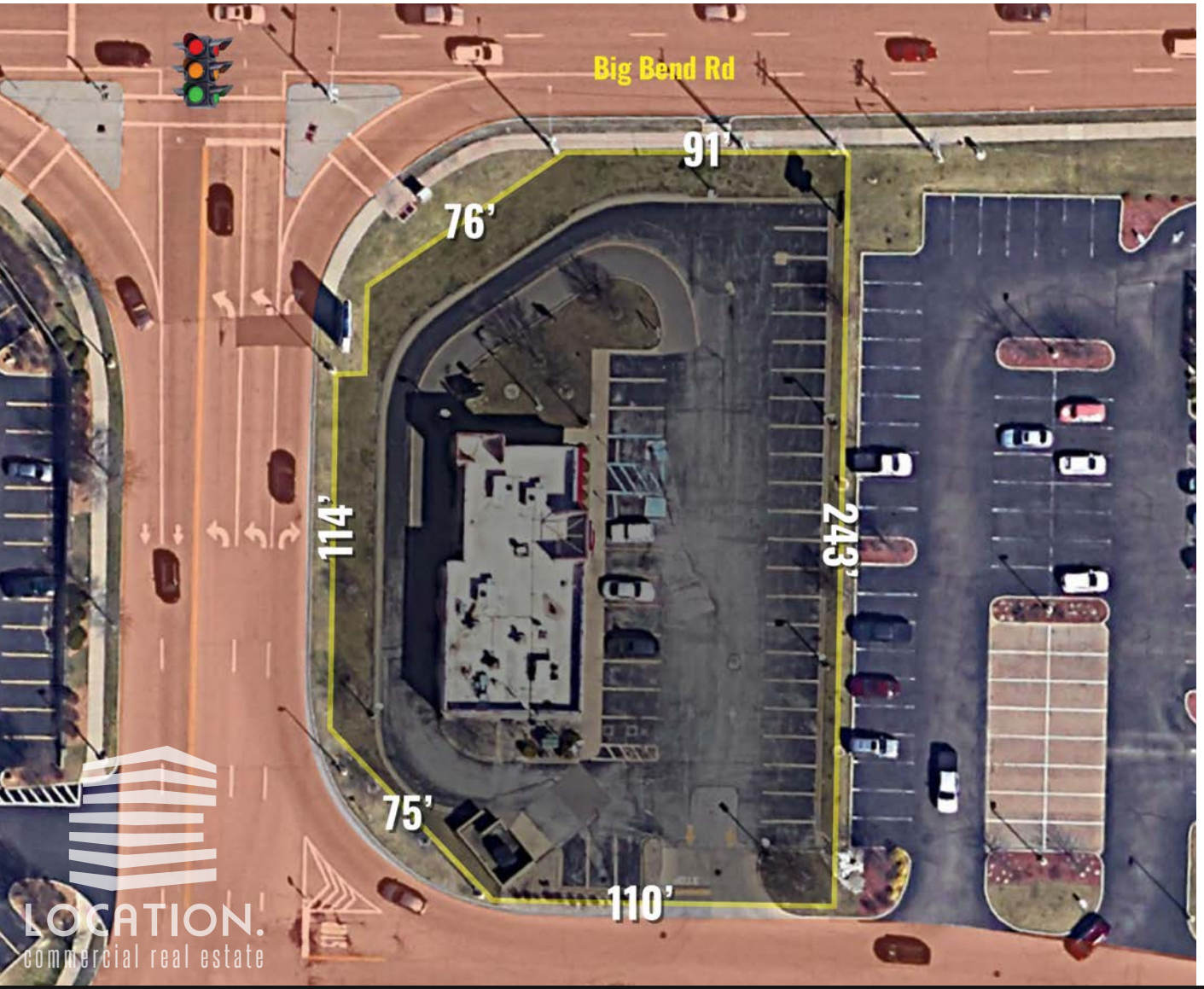

- 3,303 SF FORMER HARDEE'S
- 0.82 ACRES
- ZONED C-1 LOCAL BUSINESS
- 21,589 VEHICLES PER DAY ON BIG BEND
- LOCATED AT SIGNALIZED INTERSECTION IN FRONT OF SAM'S CLUB
- PLEASE CONTACT BROKER FOR PRICING OR ADDITIONAL INFORMATION

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MARKET AERIAL

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