

PHOENIX CENTER II

1851 VERNACI DRIVE

WASHINGTON, MO



**SMALL SHOP, JUNIOR BOX,
AND DEVELOPMENT
OPPORTUNITIES AVAILABLE**



LOCATION.
commercial real estate

PHOENIX CENTER II

SITE PLAN + DEMOS

SCOTT BITNEY

BILL SIEMS

**314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@LocationCRE.com**

**314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
Bill@LocationCRE.com**



DEMOGRAPHICS

3 mile *5 miles* *10 miles*

POPULATION	16,292	22,946	57,949
HOUSEHOLDS	6,934	9,533	23,296
EMPLOYEES	7,556	9,126	19,449
MED HH INCOME	\$83,324	\$89,237	\$87,828



LOCATION.

commercial real estate



REALTY
RESOURCES
MEMBER

www.LocationnCRE.com

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YOUR ADVISOR SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

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MARKET AERIAL

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