



PHOENIX CENTER II

1851 VERNACI DRIVE

WASHINGTON, MO

SMALL SHOP, JUNIOR BOX,
AND DEVELOPMENT
OPPORTUNITIES AVAILABLE



LOCATION.
commercial real estate



PHOENIX CENTER II

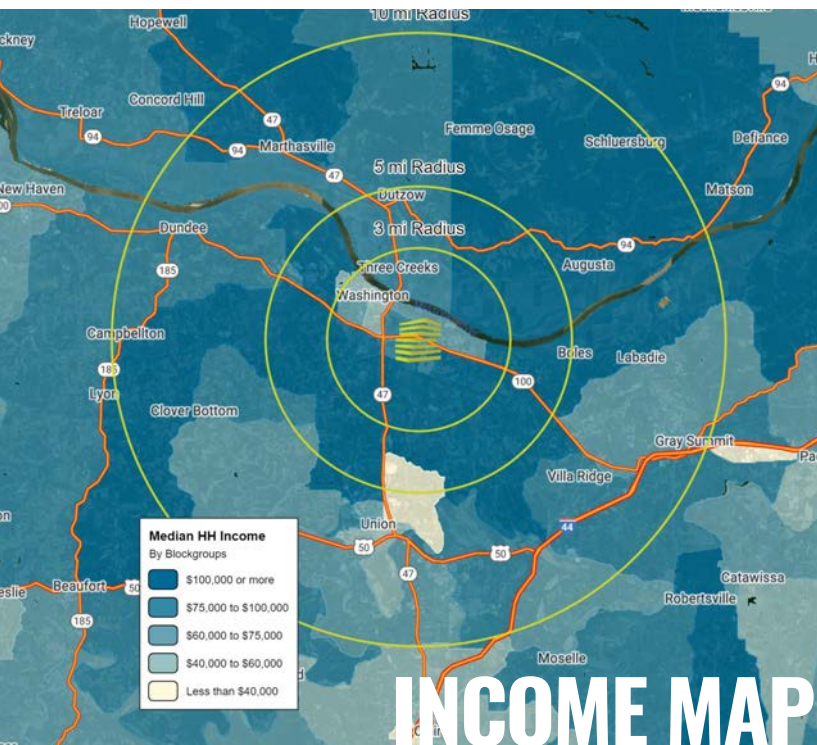
SITE PLAN + DEMOS

SCOTT BITNEY

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

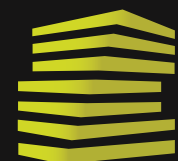
BILL SIEMS

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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



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MARKET AERIAL

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