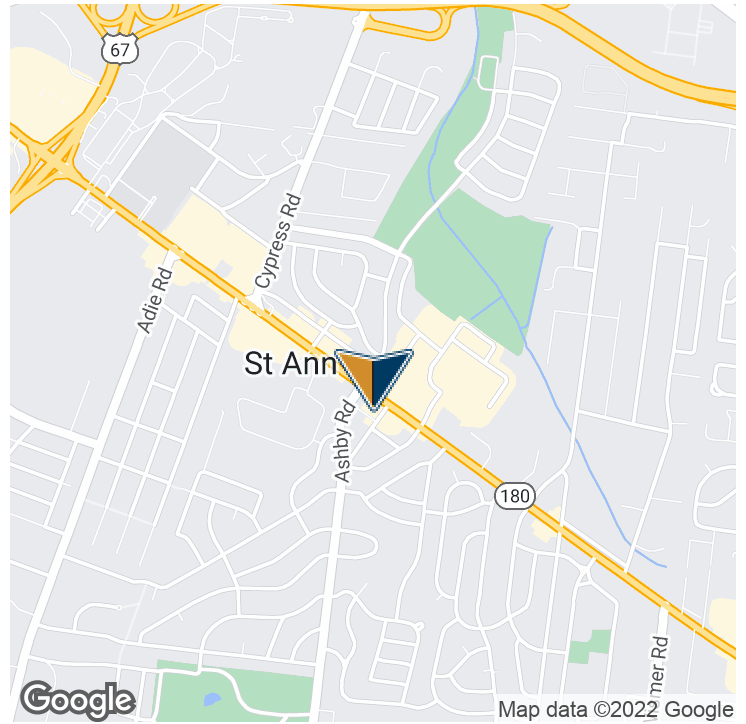


# 10460 ST. CHARLES ROCK RD

ST. ANN, MO 63074

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:

## PROPERTY OVERVIEW

Strongly visible on the southeast corner of St Charles Rock Rd and Ashby Rd with up to 11160 Sq Ft available

## PROPERTY HIGHLIGHTS

Lease Rate:

N/A

Building Size:

11,160 SF

Presented By:

Legacy Commercial Property

847.904.9200  
info@legacypro.com

**Shawn Krisher**

Regional Vice President  
847.400.7320

shawn.krisher@highlandventuresltd.com



**LEGACY**  
COMMERCIAL PROPERTY

2500 Lehigh Ave  
Glenview, IL 60026  
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ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200  
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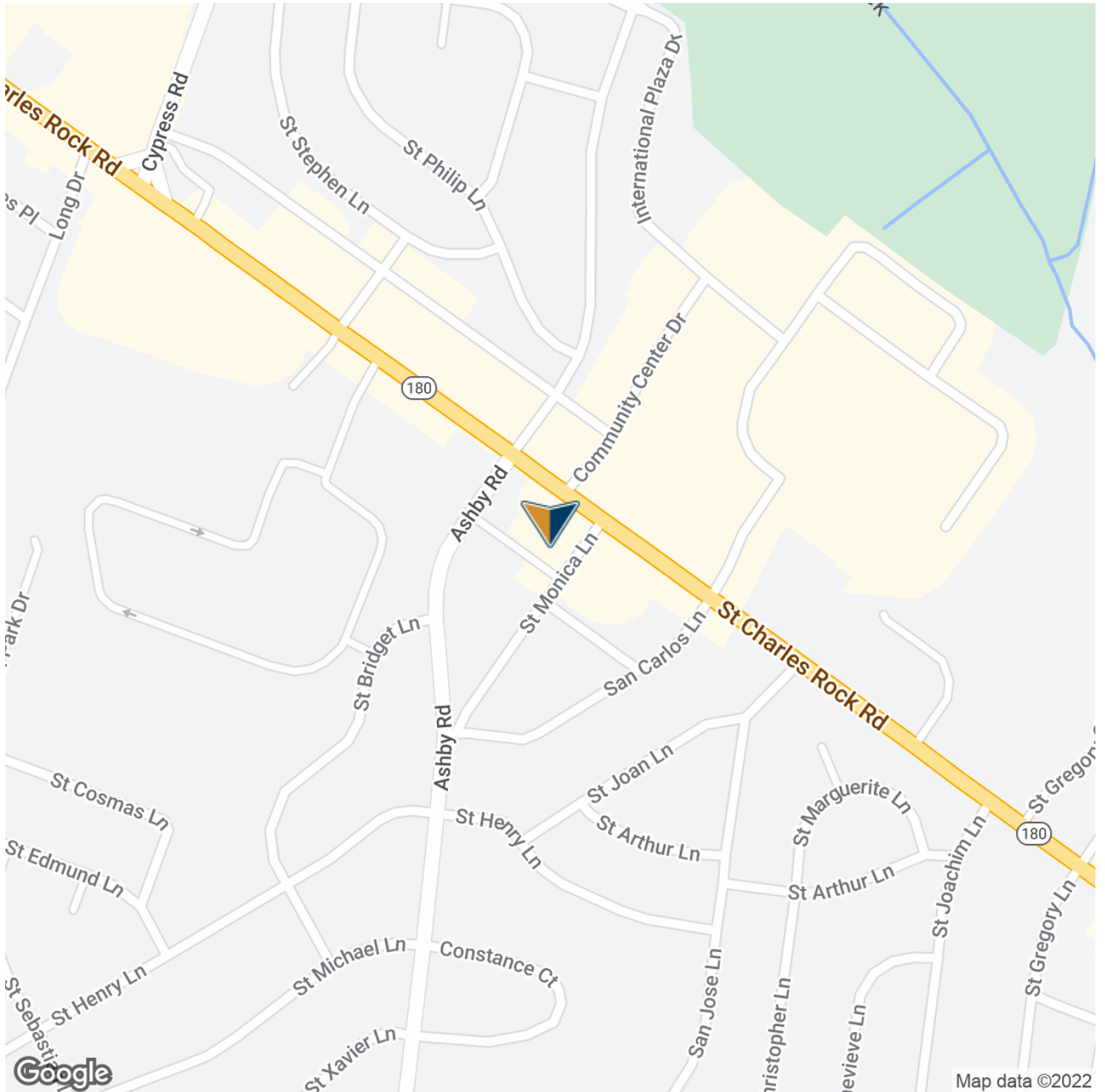
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LOCATION MAP



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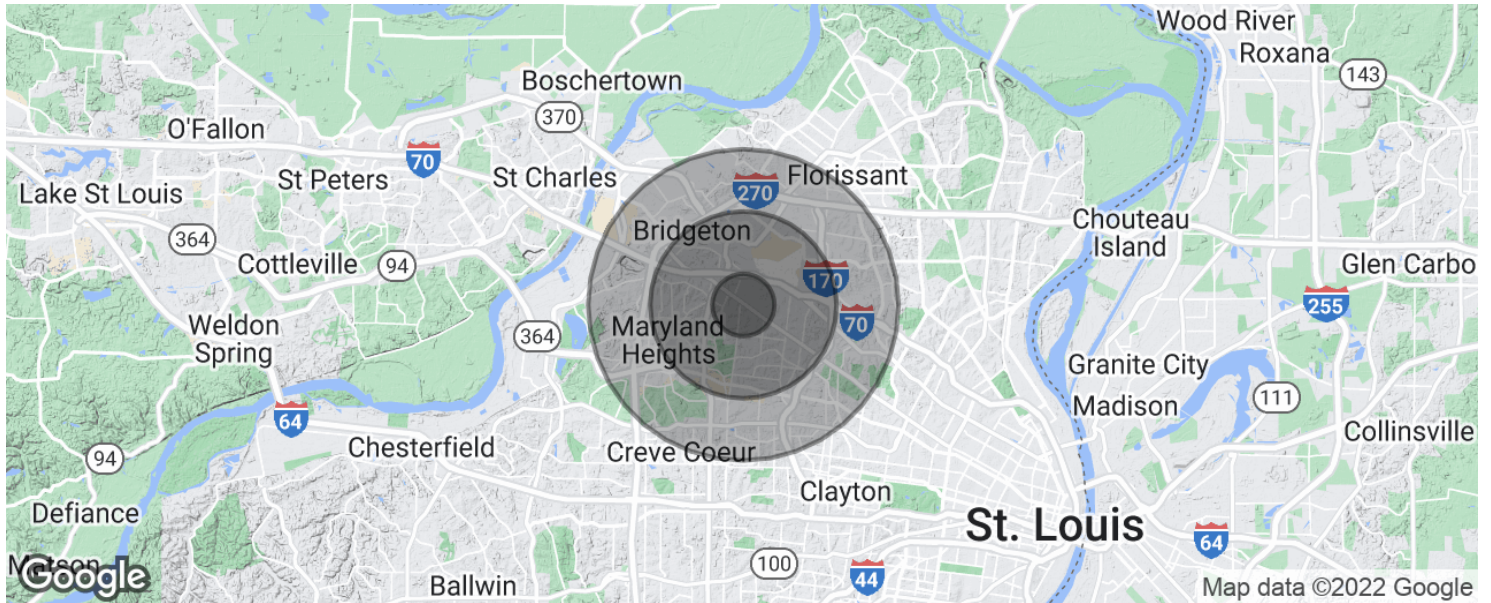
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,357	82,299	189,319
Median age	37.8	36.9	37.7
Median age (Male)	35.6	35.8	35.7
Median age (Female)	38.6	38.3	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,167	35,281	81,924
# of persons per HH	2.2	2.3	2.3
Average HH income	\$44,301	\$51,385	\$57,772
Average house value	\$100,871	\$118,182	\$142,609

\* Demographic data derived from 2020 ACS - US Census

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