

RETAIL PROPERTY FOR LEASE

1814 Woodson Road

1814 WOODSON ROAD, OVERLAND, MO 63114



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	4,620 SF
Lease Rate:	\$3,000.00 per month (NN)
Lot Size:	0.43 Acres
Year Built:	1955
Building Size:	4,620
Zoning:	43 C-2
Municipality:	Overland
Submarket:	North St. Louis County
Traffic Count:	13,492

PROPERTY OVERVIEW

4,600 square feet of freestanding retail space that includes 4 automotive bays. This site offers excellent visibility and convenient egress and ingress with no medians. Other features include office spaces, pylon and building signage. Ideally suited for a regional office or automotive based company.

LOCATION OVERVIEW

The City of Overland is a city in St. Louis County located approximately 5 miles from Clayton, 13 miles from Downtown St. Louis and 14 miles from St. Charles. Prominently situated just off of Page Avenue at the intersection of Woodson Road and Brown Road, this site promotes easy access with I-170 just to the east.

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PROPERTY DETAILS

LEASE RATE

\$3,000.00 PER MONTH

LOCATION INFORMATION

Building Name	1814 Woodson Road
Street Address	1814 Woodson Road
City, State, Zip	Overland, MO 63114
County/Township	Saint Louis
Municipality	Overland
Submarket	North St. Louis County
Cross Streets	Woodson & Brown Road
Side Of Street	East
Signal Intersection	Yes
Nearest Highway	I-170, I-70, I-270
Nearest Airport	Lambert St. Louis International Airport

BUILDING INFORMATION

Building Size	4,620 SF
Tenancy	Single
Number Of Floors	1
Year Built	1955
Free Standing	No
Number Of Buildings	1
Signage	Pylon

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	43 C-2
Lot Size	0.43 Acres
APN#	16L-64-0697
Lot Frontage	193
Lot Depth	240
Corner Property	yes
Traffic Count	13,492
Traffic Count Street	Woodson Road
Traffic Count Frontage	193

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	5.0
Number Of Spaces	21

OPERATING EXPENSES

Taxes	\$2.21/SF
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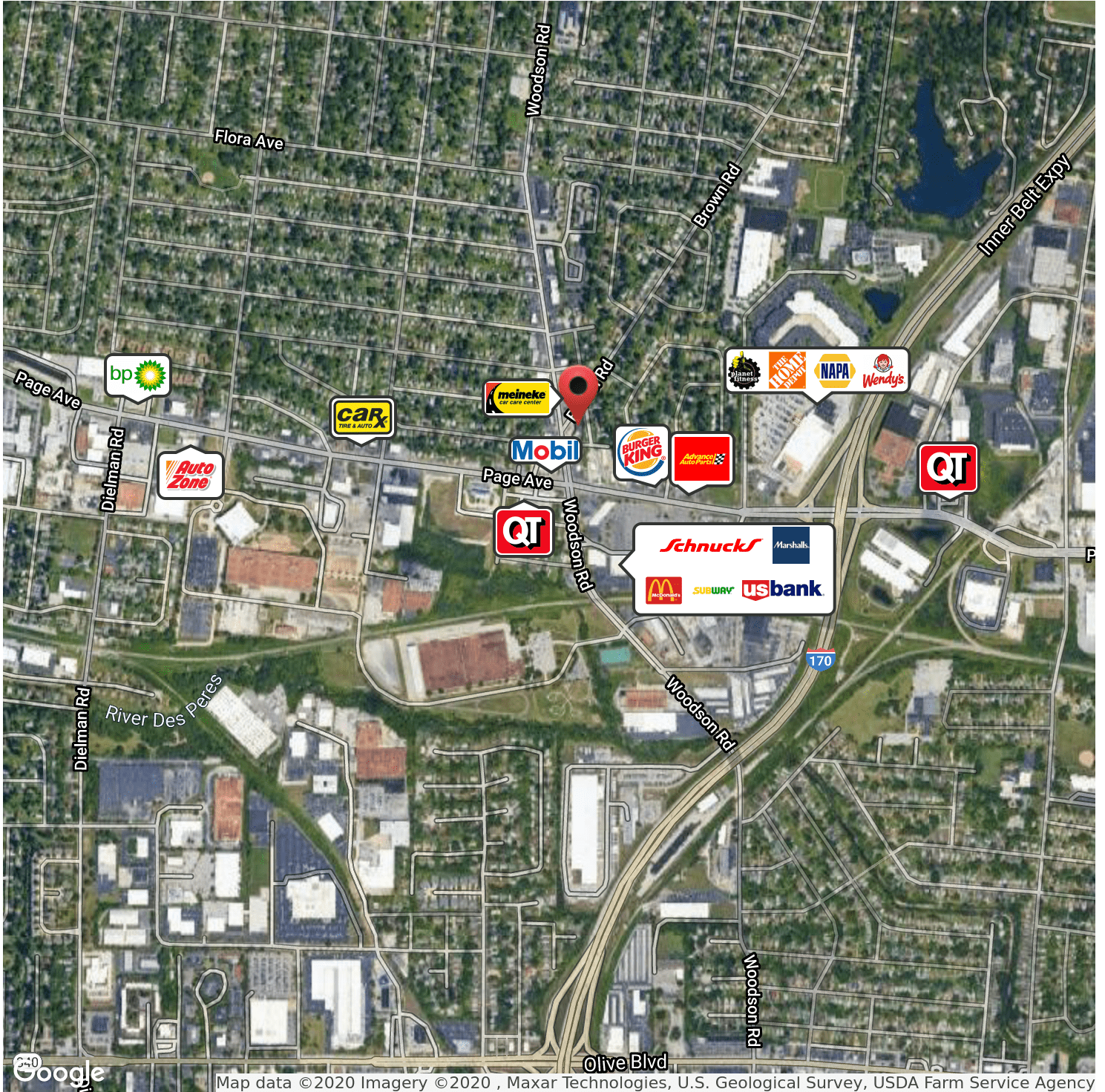
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RETAILER MAP



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