

MILLENNIUM PROPERTIES R/E

Value-Add Retail with Potential to Rehab or Redevelop Site

10148-208 W. Florissant Ave., Dellwood, MO

\$3,500,000



Property Highlights

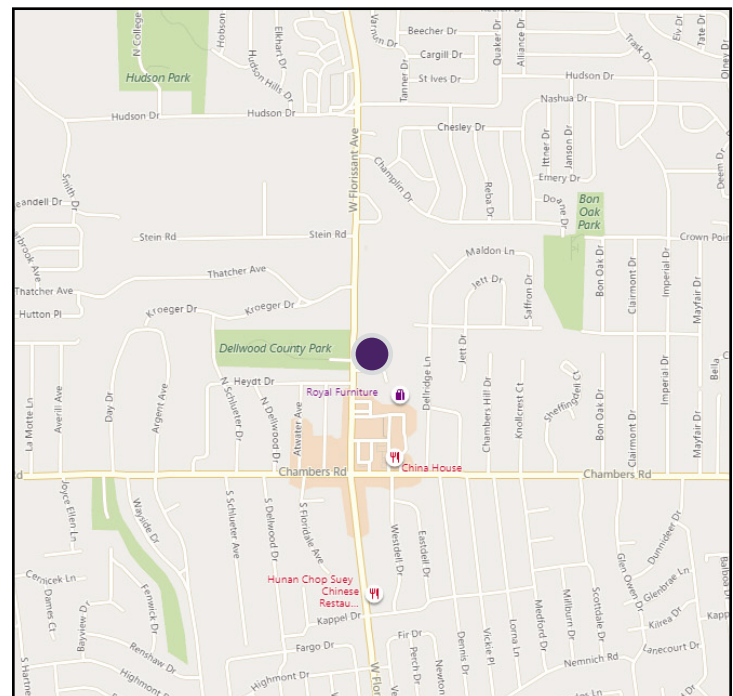
- 88,190 SF value-add retail center
- On 8.66 acre site
- Stopped corner at entrance to center
- Former grocery-anchored center
- 6,817 SF net leased to Metro Dialysis Center thru June 2022
- Nearby businesses include Family Dollar, Royal Furniture, & Walmart
- Close to Chambers Rd. and I-270
- Opportunity to rehab or redevelop
- Potential for medical office, retail and office use
- Traffic Count: 27,940 cars daily
- Zoning: C-1
- Taxes (2018): \$37,945

Property Overview

Close to Chambers Rd., an 88,190 square foot value-add retail center is available for sale. On an 8.66 acre site, the property can potentially be rehabbed or redeveloped. The center was previously anchored by a grocery store and has a stoplit entrance on Florissant Ave. Metro Dialysis leases 6,817 square feet through June 2022 with 3.0% annual increases. The property can potentially be used as medical office, retail or traditional office space. A short drive from I-270, the property is close to a number of local and national retailers.

Dellwood is a small community on the north side of St. Louis, just south of I-270. The office is just north of Chambers Rd. and nearby businesses include Family Dollar, Walgreens and more.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	14,969	107,880	256,132
Households	5,627	41,830	99,288
Average Income	\$48,963	\$50,709	\$52,574



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