

8126 Gravois Rd  
ST. LOUIS MO 63123

**FOR LEASE - 1,300 SF | \$12 PSF NNN**



**TOTAL MONTHLY RENT: \$1,600 PLUS UTILITIES**

## DEMOGRAPHICS

U.S. Census	1-Mile	3-Mile	5-Mile
Population	16,159	141,112	313,864
Average HH Income	\$63,319	\$74,399	\$80,436
Number of Business	241	3,030	9,762
Number of Employees	1,806	33,723	123,795

## PROPERTY HIGHLIGHTS

- 1,300 SF Beauty Salon For Lease
- Great Gravois Location
- Only Minutes away from I-55
- Bus stop is conveniently located in front of the property
- At Signalized Intersection
- Large Private Parking Lot in the Rear with 21 spaces



For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com

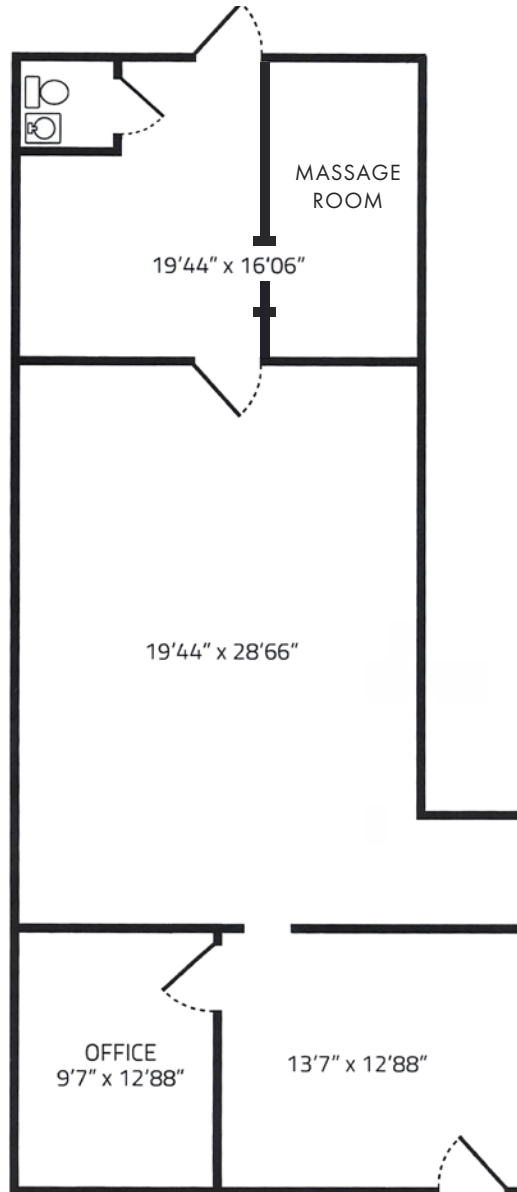


\*The personal property is not included in the lease.

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## FLOOR PLAN



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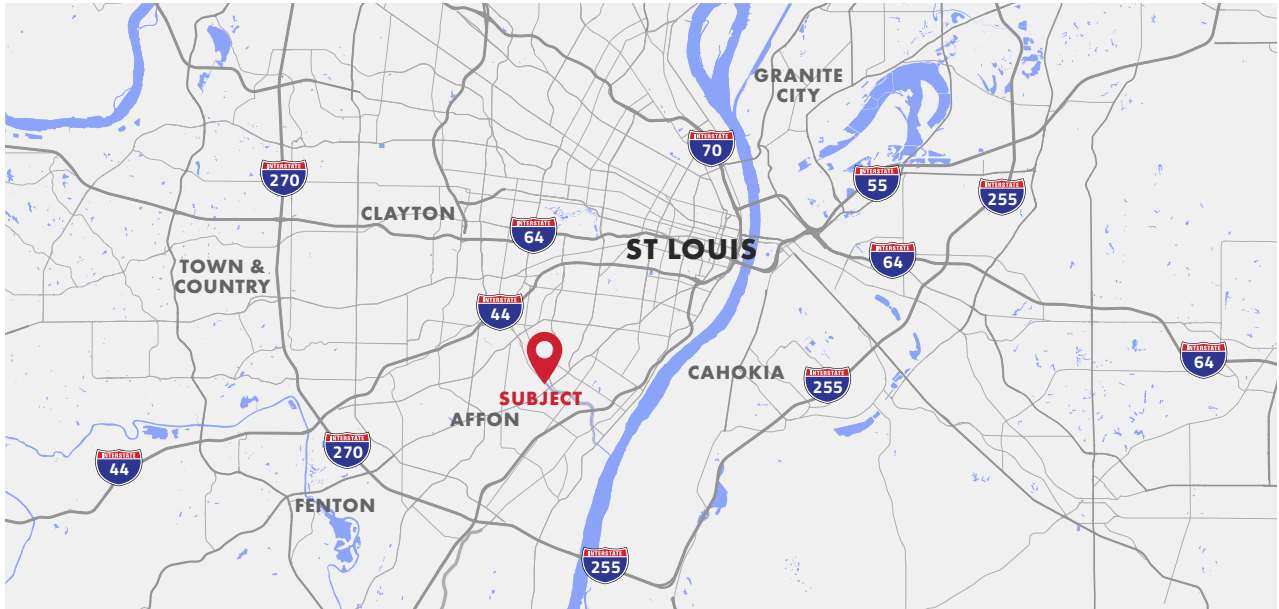
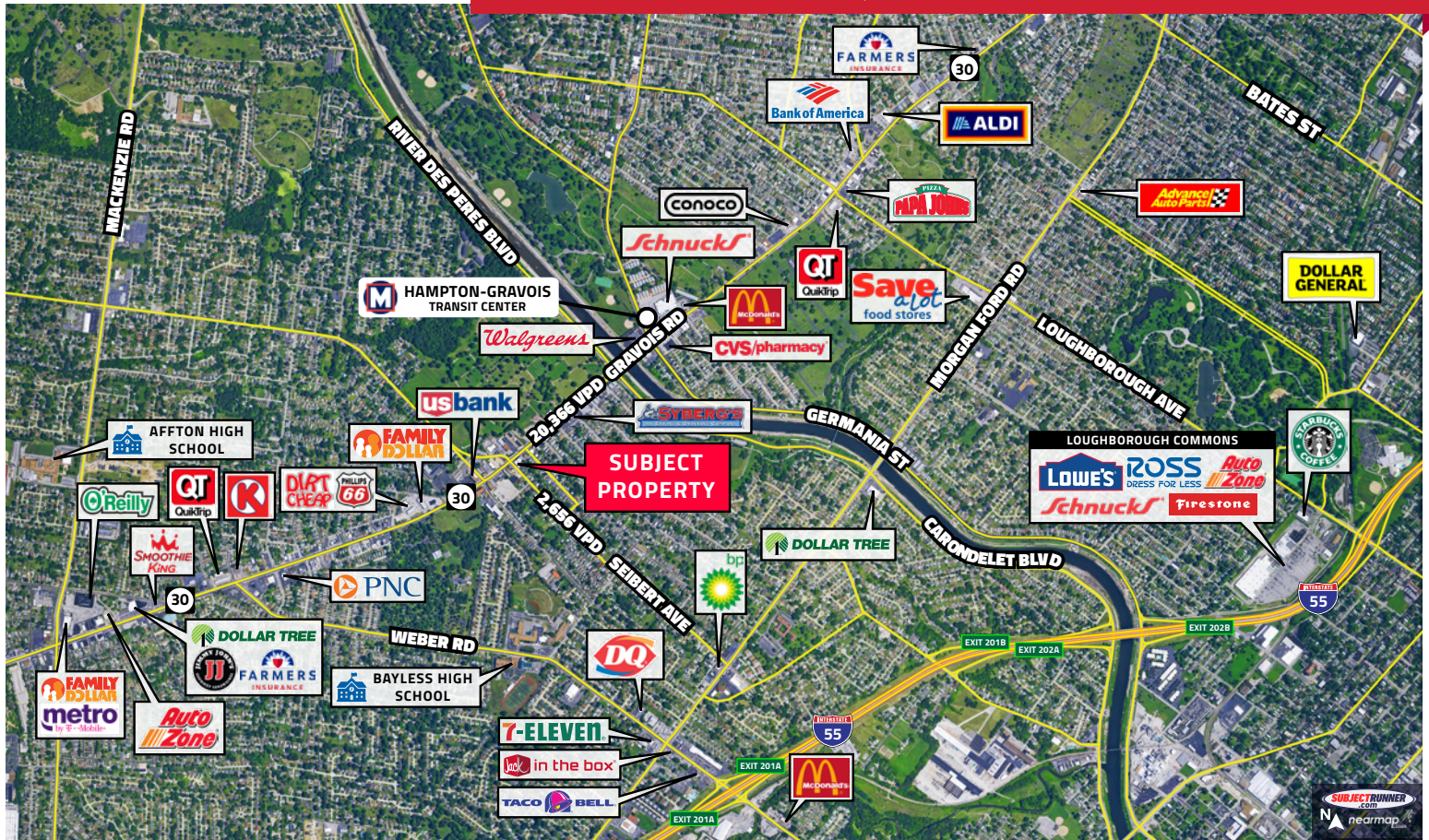


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## INTERIOR PHOTOS



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