1045

SOUTH WOODS MILL RD.

ST. LOUIS, MO 63017

1045 REAL CONNECTIONS THROUGH REAL ESTATE

Office Space FOR LEASE

PROPERTY HIGHLIGHTS:

- Located at the northwest corner of S Woods Mill Rd & Ole Castle, just north of Clayton Rd.
- Excellent visibility from MO-141with frontage along the southbound exit ramp.
- 1,678 SF of office space available for lease.
- Join UMB Bank, Cadence Technology Services and 1045 Inc.
- Across from Spectrum Commons,
- Close proximity to Maryville University, Logan University and Missouri Baptist University.
- Easy access to MO-141, I-64, MO-101, MO-340 and I-270.
- Call for pricing.

For more information:

PEGGY WARD | 341.422.7754 | pward@1045inc.com

The information contained in this property brief has been obtained by various sources which include personal observations of the property, data from the owner & other responsible sources.
Our best efforts have been utilized to verify & document all outside information; our company does not assume responsibility for any & all omissions or inaccuracies in this information.

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LOCATION
NWC of S Woods Mill Rd & Ole Castle
1045 South Woods Mill Rd., St. Louis, MO 63017

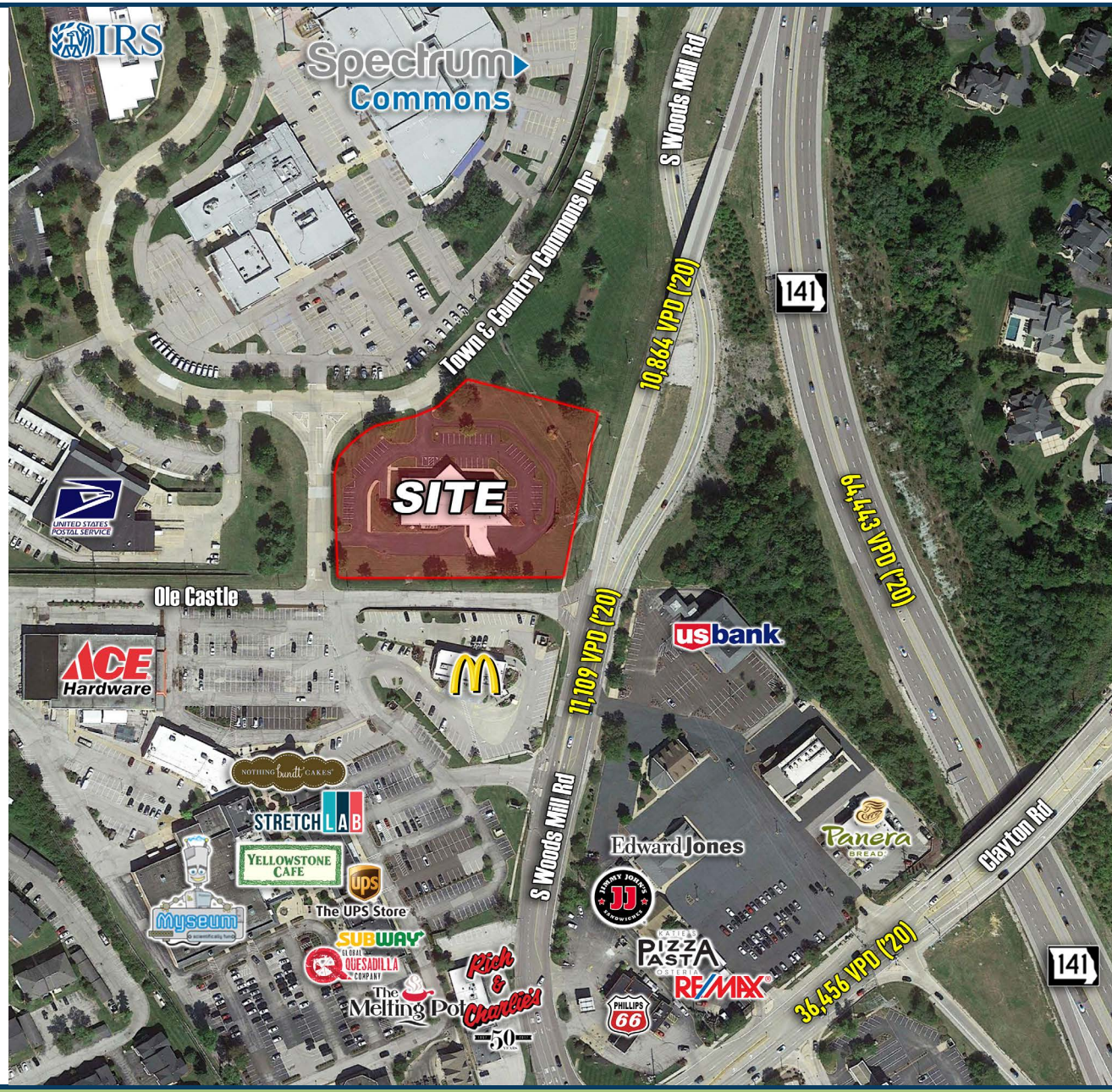
2021 POPULATION
1 Mile: 7,885
3 Mile: 60,131
5 Mile: 168,816

DAYTIME POPULATION
1 Mile: 8,752
3 Mile: 79,605
5 Mile: 202,763

AVERAGE HH INCOME
1 Mile: $168,102
3 Mile: $158,664
5 Mile: $150,016

TRAFFIC COUNTS
S Woods Mill Rd: 11,109 VPD (2020)
Clayton Rd: 36,456 VPD (2020)
MO-141: 64,443 VPD (2020)

AREA RETAILERS
TARGET, Schnucks, CVS, Walgreens, WHOLE FOODS MARKET, HomeGoods, ACE Hardware



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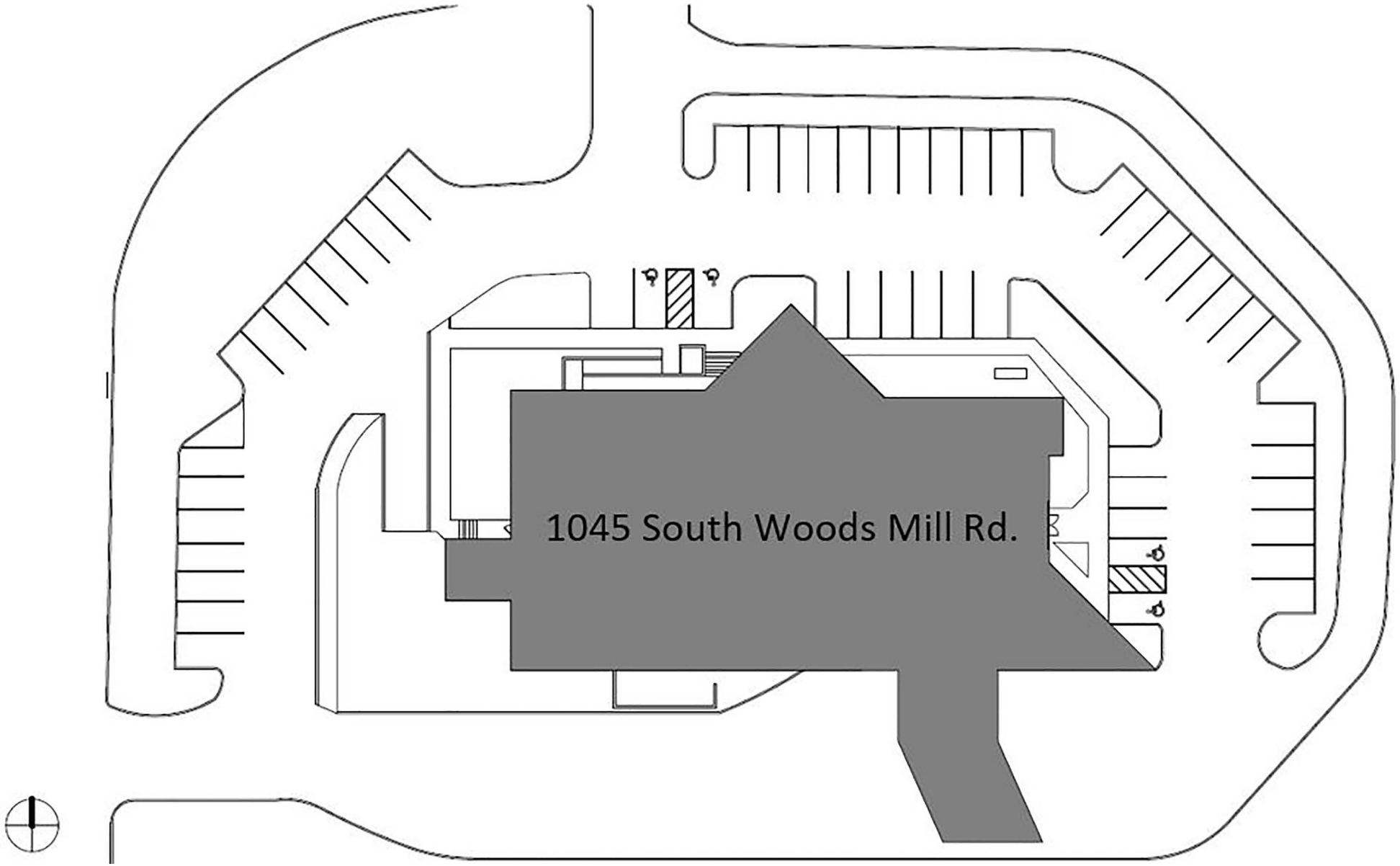

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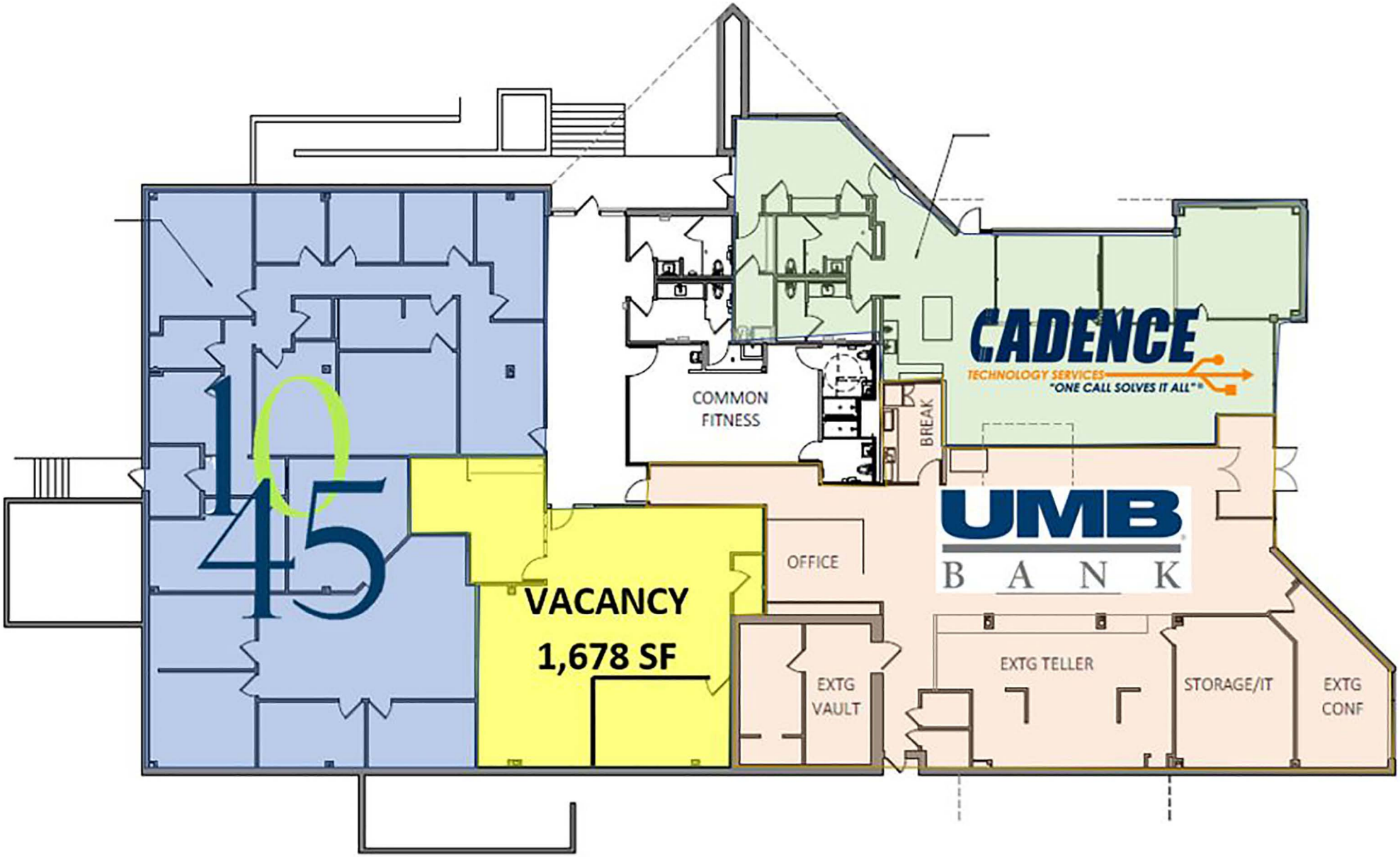

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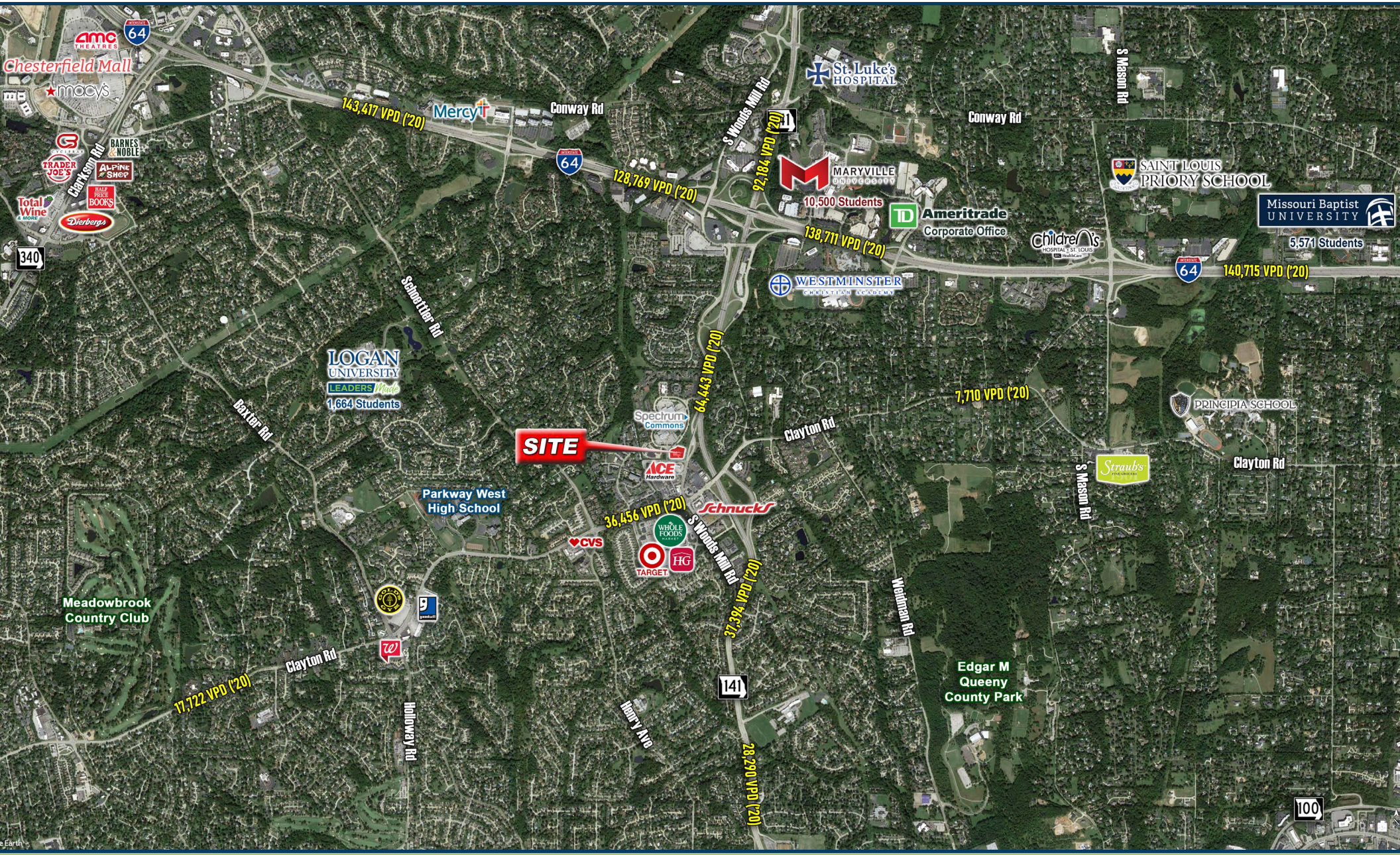

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