

FOR SALE

- 8,076 SF Building on approximately 1.27 acres
- Fully Leased
- Asking - \$1,896,110.00

SMALL RETAIL/ MEDICAL/OFFICE BUILDING

7421 S. Outer Road, Dardenne Prairie, MO 63368



Property Information

- Fully built out medical space
- SSM Rehab occupies 3,863 SF
 - 5 year lease - 2022
- Innovare Health Advocates occupies 4,213 SF
 - 5 year lease - 2025
- Located at SE corner of Bryan Rd. & Hwy 364

Demographics

- Population 2019 (within 5 miles) - 148,696
 - 5 year projection - 160,936
- Households 2019 (within 5 miles) - 53,280
 - 5 year projection - 57,806
- Median Income 2019 (within 5 miles) - \$91,832
 - 5 year projection - \$102,478

For more information contact Bob Cissell at bobcissell@cissellmueller.com



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COMMERCIAL REAL
ESTATE BROKERAGE

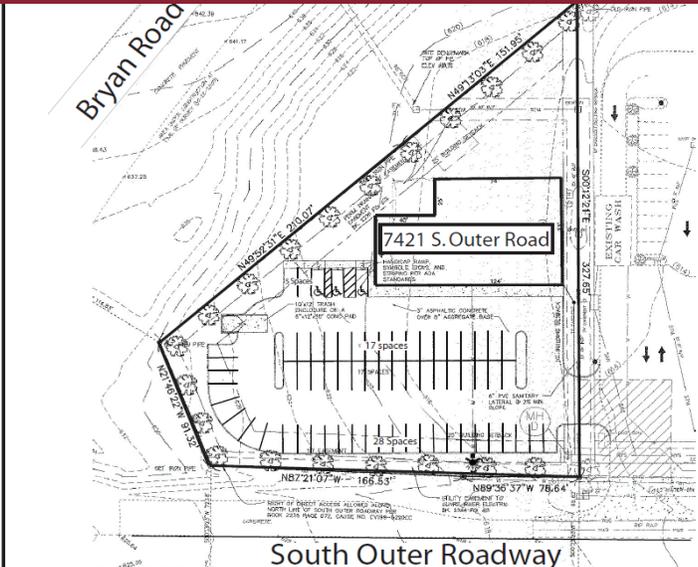
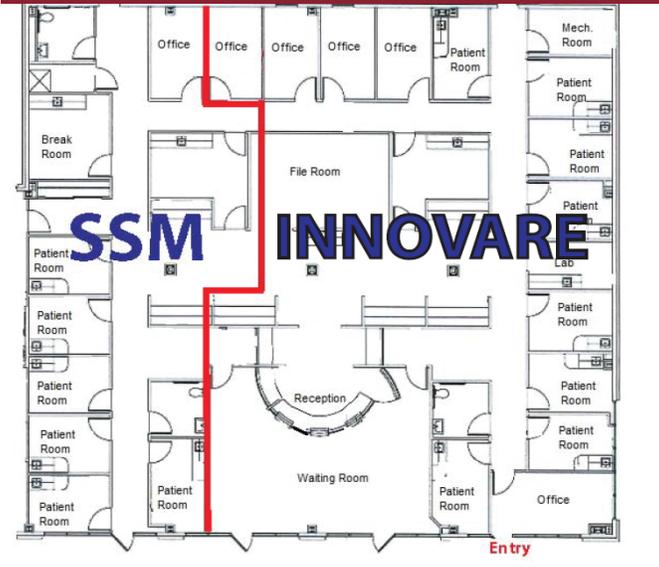
COMMERCIAL DEVELOPMENT

INVESTMENTS

Aerial



Floor Plan



The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Seller and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser investigate fully.



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