



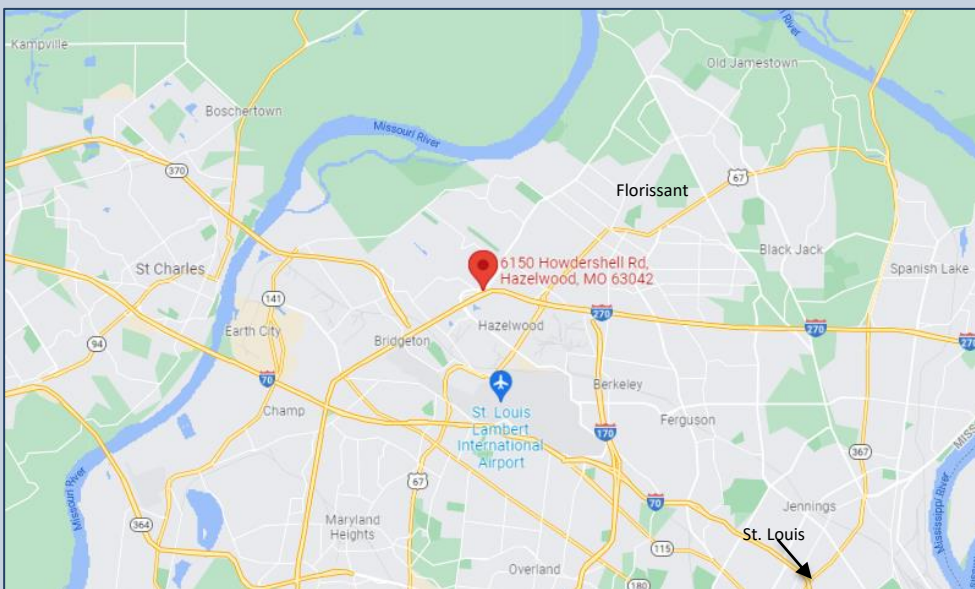
SCOUT

REALTY
GROUP

HOWDERSHELL PLAZA

**6150 Howdershell Road
Hazelwood, MO 63042**

for lease



6178 Howdershell Drive – Hazelwood, MO

PROPERTY DESCRIPTION

- ▲ **1,000 SF Space Available for Lease**
- ▲ 12,000 SF retail center located on the signalized corner of Howdershell Road & Utz Lane
- ▲ Excellent visibility and signage to over 29,000 vehicles per day on Howdershell and 185,000 on Interstate 270
- ▲ New pylon sign with Tenant signage opportunity, freshly paved parking lot and two points of full access to Howdershell
- ▲ **FOR LEASE: \$13.50 psf NNN**
- ▲ 2024 NNN estimate \$5.75 psf

<u>DEMOS</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
TOTAL POP	7,725	46,861	151,223
MED HH INCOME	\$53,795	\$60,990	\$60,330
DAYTIME POP	4,998	30,344	81,608

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13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
314.394.2022 | scoutrg.com

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market aerial



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St. Louis Lambert International Airport

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site aerial



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site plan

12,000 SF
1.82 acres
68 parking stalls
C-2 zoning

6178

HOWERSHELL ROAD

OLD HOWERSHELL ROAD

TENANTS

6150 – Subway
6158 – Hunan Kitchen
6166 – Alterations & More
6170 – BS Beauty Supply
6174 – Matrix Nail
6178 – AVAILABLE – 1,000 SF
6182 – Time of the Essence Salon
6186 – E's Spot Bar & Grill

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