



SCOUT

REALTY
GROUP

7930 Big Bend Blvd.
Webster Groves, MO 63119

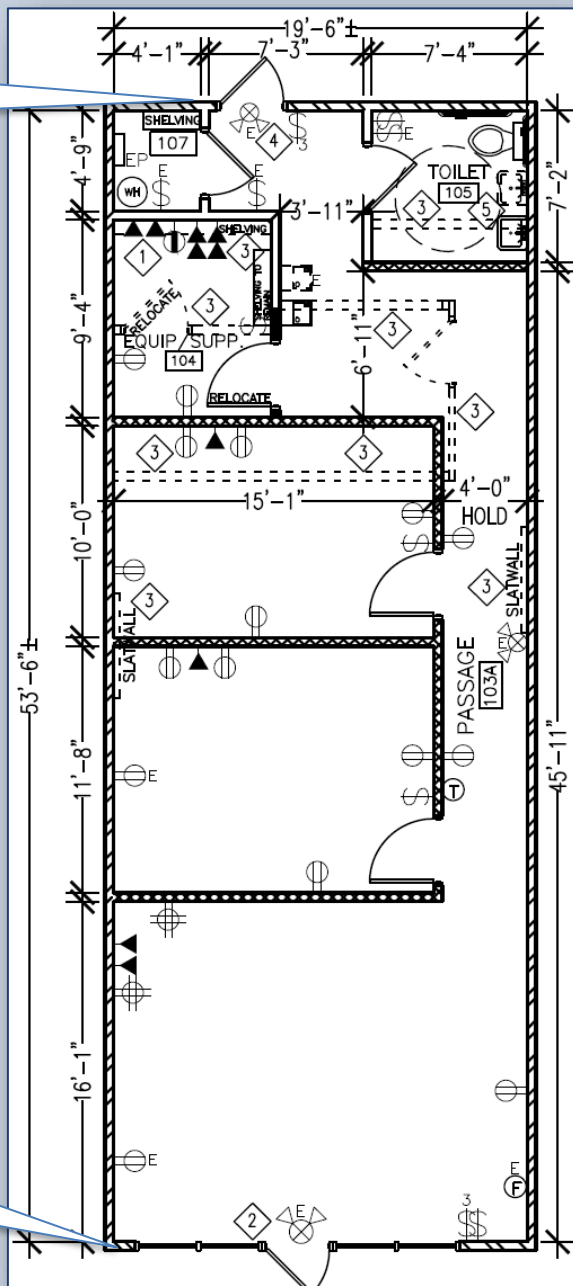
Broker / Owner

retail space for lease

7930 Big Bend Blvd.

Webster Groves, MO 63119

Rear of
the space



Faces
parking lot

VACANCY DESCRIPTION

- ▲ 1,100 SF former office space available
- ▲ New build-out / ready for occupancy
- ▲ Rare dedicated parking lot
- ▲ Complimentary co-tenancy
- ▲ Monument & Building signage available
- ▲ Incredible demographics

8,500 VPD on Bid Bend Blvd.

\$23.00 / SF (NNN = \$7.94)

DEMOS	1 MILE	3 MILE	7 MINUTE
POPULATION	12,625	121,693	325,326
MED HH INCOME	\$99,482	\$94,102	\$95,042
DAYTIME POP	10,202	88,608	274,326

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

Adam Glosier
aglosier@scoutrg.com
314-598-2357

Chris Zoellner
czoellner@scoutrg.com
314-814-4220

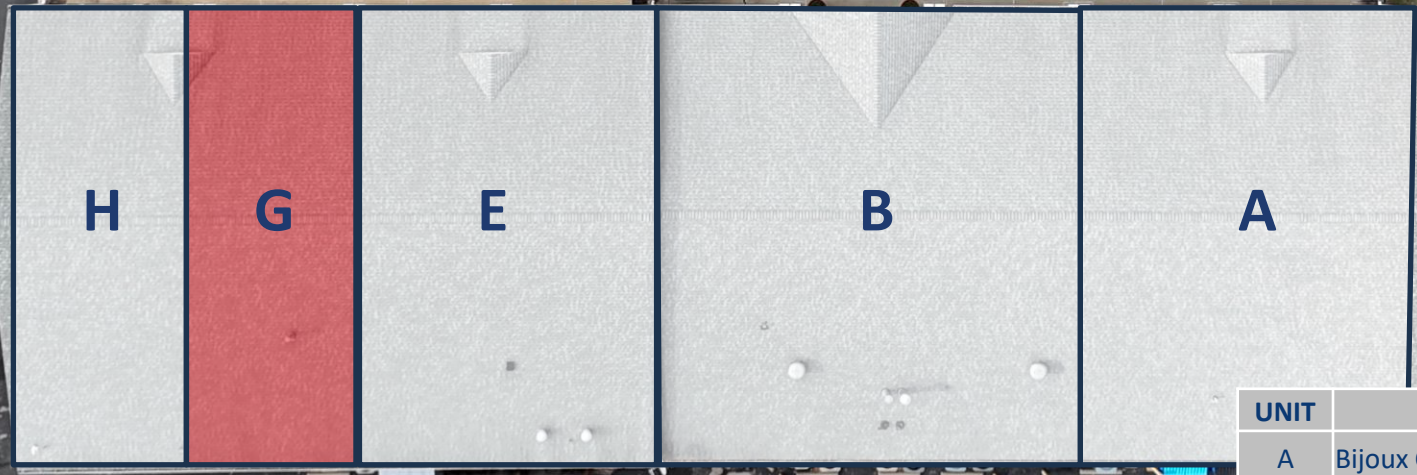
The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

floor plan

BIG BEND BLVD



ONE WAY
↑



UNIT	TENANT	SF
A	Bijoux Chocolates	2,200
B	Blue Dahlia Designs	3,070
E	Blackbird Yoga	2,200
G	Available	1,100
H	Bone Chiropractic	1,100

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market aerial



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