

## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

7,040 | 62,446 | 178,712



### Daytime Population

8,955 | 47,820 | 136,444



### Median Household Income

\$85,714 | \$91,999 | \$89,562

# FOR LEASE OR BUILD-TO-SUIT

5240 Towne South Road | St. Louis, Missouri 63128

1.09 Acres | Ground Lease Rate: Call for Details

5,760 SF | Build-to-Suit Lease Rate: Call for Details

## PROPERTY DETAILS

Lighted intersection with shared access to Mercy Hospital

Area retailers include: Dierbergs, Panera, and Starbucks

Mercy has 600 beds and spans over 100 acres

Tesson Ferry Road - 37,038 VPD

### John Shuff

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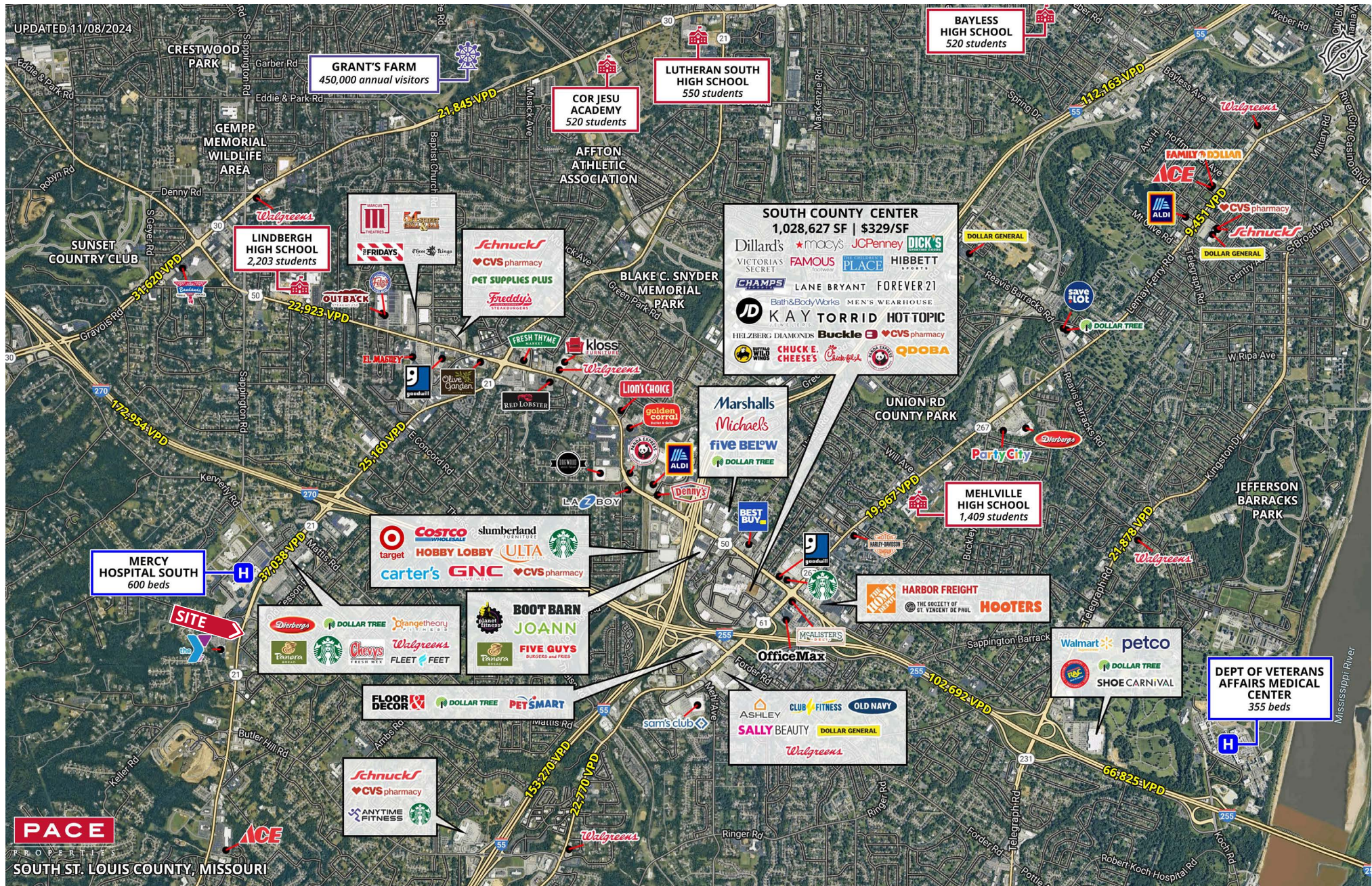
PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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# Trade Area Aerial



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