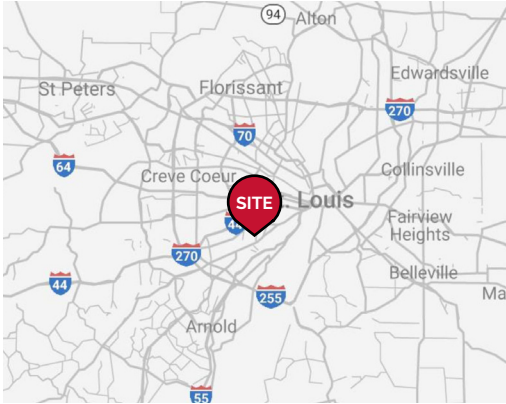


Back on the Market!



2022 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

13,392 | 123,921 | 324,255



Daytime Population

7,108 | 71,826 | 179,906



Median Household Income

\$89,839 | \$81,360 | \$80,057

FOR SALE OR LEASE

8045 Big Bend Boulevard | Webster Groves, Missouri 63119

1.26 Acres | Call for Details

PROPERTY DETAILS

Located at the entrance to the Webster Groves business district

Located near Webster University (10,014 students)

Owner/user, investor, and redevelopment opportunity

Big Bend Boulevard - 10,708 VPD

John Shuff

314.785.7630

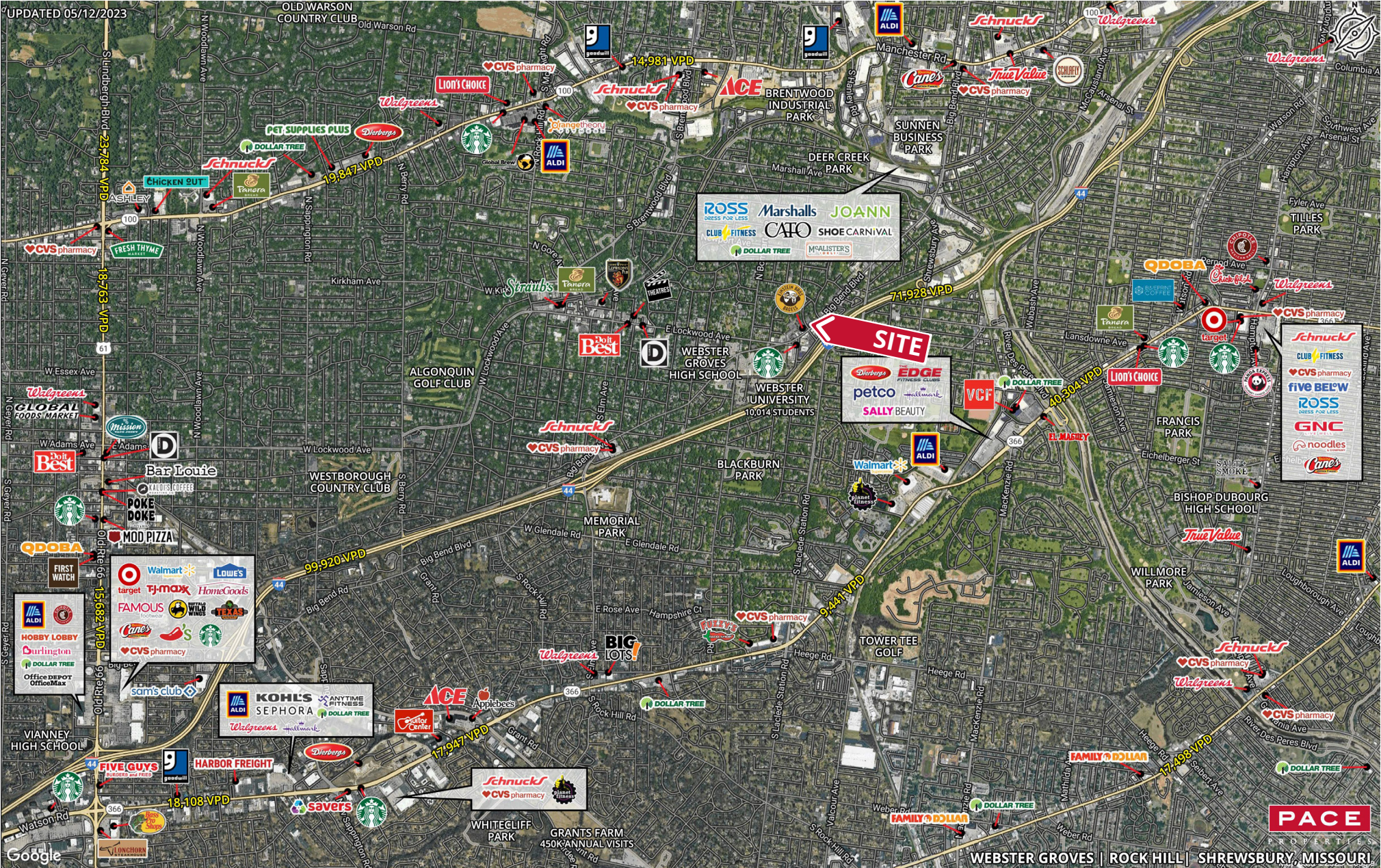
jshuff@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

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

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

# Trade Area Aerial



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