



MARIAN HEIGHTS PLAZA

4271 Bayless Avenue | St. Louis, MO 63123

PROPERTY HIGHLIGHTS

- Office space available - 900 SF
- Immediate access to I-55- North & South
- Strong demographics
- High traffic thoroughfare
- Excellent visibility
- Strong mix of national and regional daily needs tenants

CO-TENANCY INCLUDES:



RETAIL & OFFICE FOR LEASE

DEMOGRAPHICS

	1 Mi.	3 Mi.	5 Mi.
Population	13,736	110,447	264,377
Med. HH Income	\$63,791	\$65,224	\$67,220
# of Households	6,355	54,431	130,047
Daytime Population	7,235	64,209	184,501

TRAFFIC VOLUME

Bayless Ave.	23,543 VPD
I-55	105,791 VPD
Union Road	12,671 VPD

FOR MORE INFO CONTACT:

THOMAS EGAN

tegan@boudoures.com

314-378-6083

WM. BOUDOURES CO.

8029 Clayton Road

St. Louis, MO 63117

314-725-1997

www.boudoures.com



SITE PLAN

