

Hazelwood, MO

637

DUNN RD

For Lease



SSM Health | Physical Therapy

637

 **LCG**
Capital Management

SAVOY
PROPERTIES



637 DUNN RD

SITE AERIAL

BEN FRIEDMAN

314.283.9235 (MOBILE)

BFriedman@SavoyProperties.com

JOSH JENKINS

314.408.7400 (OFFICE)

636.328.4828 (MOBILE)

Josh@LCGCap.com



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The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your need



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PHOTOS + DETAILS

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- Two available suites:
 - Suite 100: 1,100 SF
 - Suite 103: 2,735 SF (10-year term required)
- Asking Rate: \$19.50 PSF Full Service Gross
- Quality medical building with existing tenant mix:
 - Mercy Hospital
 - SSM Health
 - DaVita
 - Labcorp
 - Esse Health
- Ideal for medical, clinic, lab, or professional office users
- Excellent I-270 and Lindbergh access with strong traffic counts
- Prominent visibility
- Ample on-site parking
- Shared Dock-High Loading
- Immediate availability



DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	9,960	65,719	175,996
Median HH Income	\$63,810	\$69,106	\$69,006
Population Median Age	35.9	36.3	36.9
Households	4,313	27,314	71,923



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FLOORPLAN – SUITE 103

BEN FRIEDMAN

314.283.9235 (MOBILE)

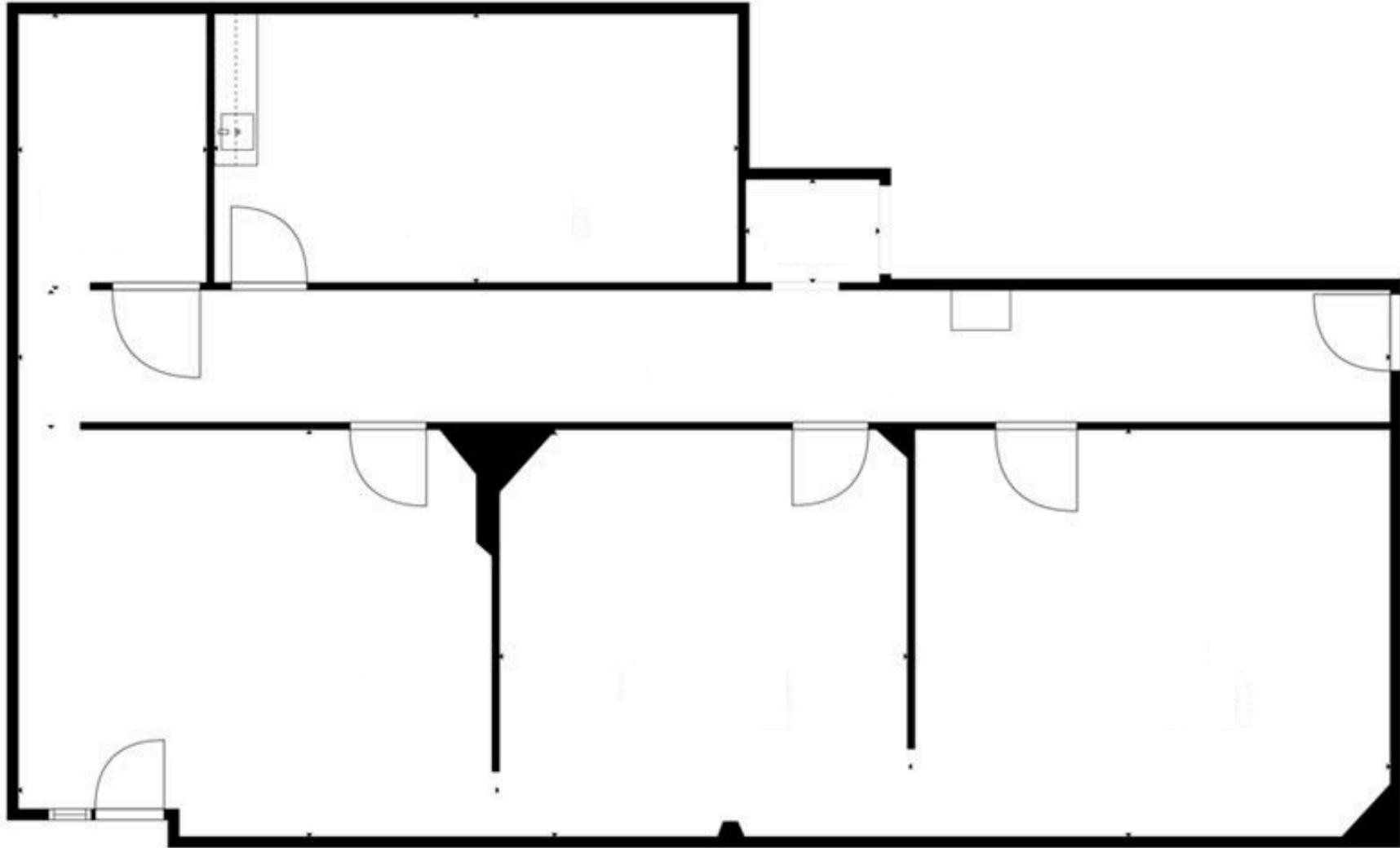
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FLOORPLAN – SUITE 100

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HYUNDAI

P.R.I.M.E.
Health Centers

Washington
University in St. Louis
Physicians

NORTH COUNTY
PAIN RELIEF

Concentra
urgent care

DOLLAR
TREE

Schnucks

McDonald's

Walgreens

Comfort
SUITES
BW Best Western
Hotels & Resorts

N Lindbergh - 42,106 VPD

I-270 - 135,105 VPD

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