

Fenton, MO

FOR LEASE

1568

SMIZER STATION RD

 OTTO ORTHODONTICS



1568 Smizer Station Rd

PHOTOS + DETAILS

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- For Lease | \$18 + NNN
- 2,090 SF Available
- Professionally maintained **medical/office building** at 1568 Smizer Station Road
- Excellent parking ratio: 5.56 per 1,000 SF
- Monument signage available for strong visibility
- Established medical tenants: oral surgery, endodontics, general dentistry & orthodontics
- Built-in referral traffic from complementary healthcare users
- Ideal for medical, dental, or professional office users
- Minutes from SSM Health St. Clare Hospital
- Excellent access and visibility just off Highway 141



DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	9,908	44,174	121,387
Median HH Income	\$115,785	\$98,843	\$109,931
Population Median Age	43.9	41.4	41.9
Households	3,778	18,328	49,327



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