

FOR LEASE

WOLFRUM CROSSING

1005-1057 WOLFRUM RD

WELDON SPRING, MO

**FULLY BUILT OUT
MEDICAL SPACE
AVAILABLE**



**1,190 - 5,303 SF
AVAILABLE**



**NWC Hwy 94
and Wolfrum Rd**



**2nd Gen
Gym Space
Available**



**Signalized
Intersection**



**Extremely
Strong
Demographics**

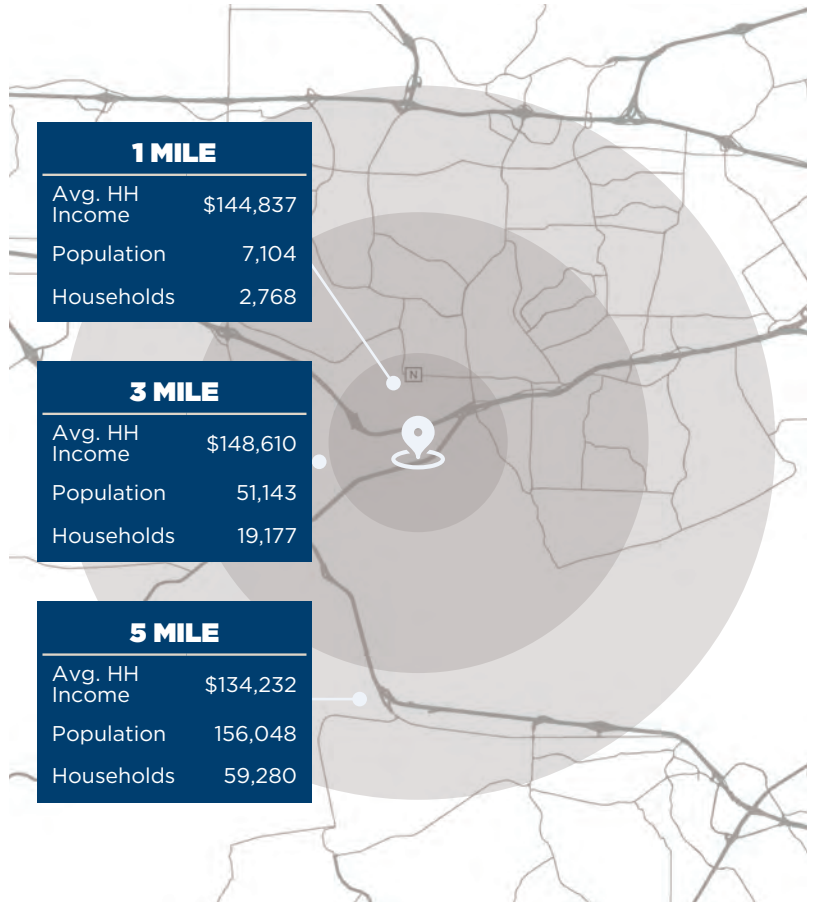
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Property Features

- Recently updated facade
- Located at the northwest corner of Hwy 94 and Wolfrum Road
- Fully built out medical space available
- 2nd gen gym space available
- Join Walgreens, Cecil Whitakers, Edward Jones and Arcobasso's Restaurant at Wolfrum Crossing
- Signalized intersection provides great visibility and easy access to the shopping center
- Extremely strong demographics with average household income of \$148,610 within a three mile radius

Area Demographics

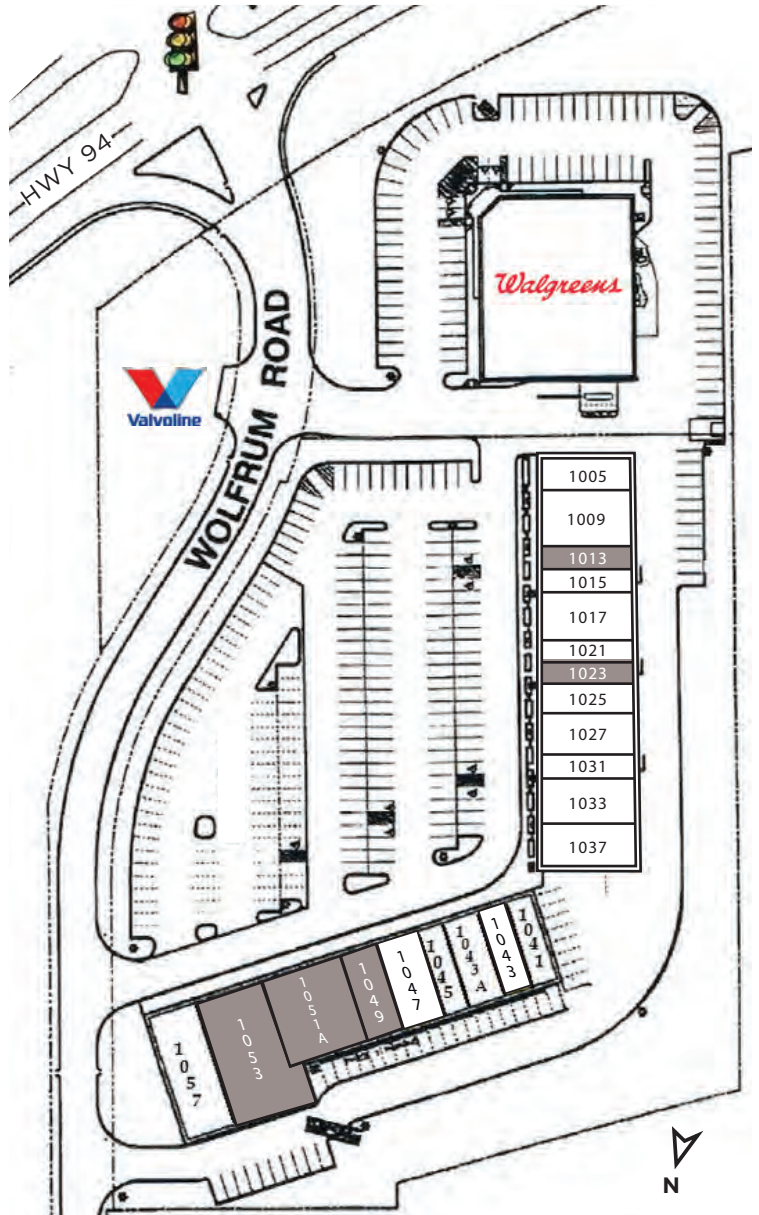


Tenant Index

Site Plan

SUITE	TENANT	SF
1005	Mad Dog & Cat's Restaurant & Bar	2,100
1009	Parotta Palace	2,660
1013	AVAILABLE	1,190
1015	Lux Pet Grooming	1,190
1017	Cecil Whitakers	2,390
1021	Sun Cleaners	1,190
1023	AVAILABLE	1,190
1025	New China Kitchen	1,500
1027	VYBE STUDIOS	2,070
1031	All State Insurance	1,190
1033	Dr. Imboden	2,380
1037	Gracie Jiujitsu	2,380
1041	Dentist	1,190
1043	CORE Rehab	1,680
1043A	Wolfrum Crossing Chiropractor	1,645
1045	Pro Nail	1,190
1047	Hanny's Liquor	2,380
1049	AVAILABLE	1,781
1051A	AVAILABLE	4,287
1053	AVAILABLE	5,303
1057	Arcabasso's Restaurant	4,080

= AVAILABLE
 = LEASE PENDING



*please do not disturb current tenant





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