

FOR SALE AND FOR LEASE
12,000 SF OFFICE
BUILDING

SALE PRICE: \$1,776,000
LEASE RATE: \$18.00 MODIFIED GROSS

28 Hawk Ridge Circle
Lake St. Louis, MO 63367



EXECUTIVE SUMMARY



Office for sale or lease

Mark Kramer

314-221-6278

Executive Summary

A prime investment opportunity for a 12,000 square foot multi-tenant office building, strategically located in a rapidly growing area of Lake St. Louis, Missouri. This versatile property offers 6,000 square feet of leasable space, making it an attractive proposition for both owner/users and investors. With a competitive lease rate of \$18.00 per square foot on a modified gross basis and an asking price of \$1,776,000, this property represents a compelling opportunity for those seeking a solid return on investment.



Excellent Demographics

Demos	Trade Area
Median household income	\$125,976
Affluent estates	34,492
Total population	167,761

Source: locat.ai




Numerous Nearby Residential & Multifamily Developments

New Developments	#	Value
Windsor Park Development	56 Homes	\$500,000+
Consort Homes	30 Homes	\$395,000+
Synergy at the Meadows	334 Luxury Apts	\$1,200-\$2,255 Rent



Ideally Located Near National Retailers, Shopping, Golf Club & Activities

Population Growth '23 - '28  7.02%

Source: CoStar

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PROPERTY DESCRIPTION



12,000 SF
Multi-Tenant Office Building



Lease Rate
\$18.00 Modified Gross



Lease Up Opportunity
6,000 SF Available



High-End Tenant Finish

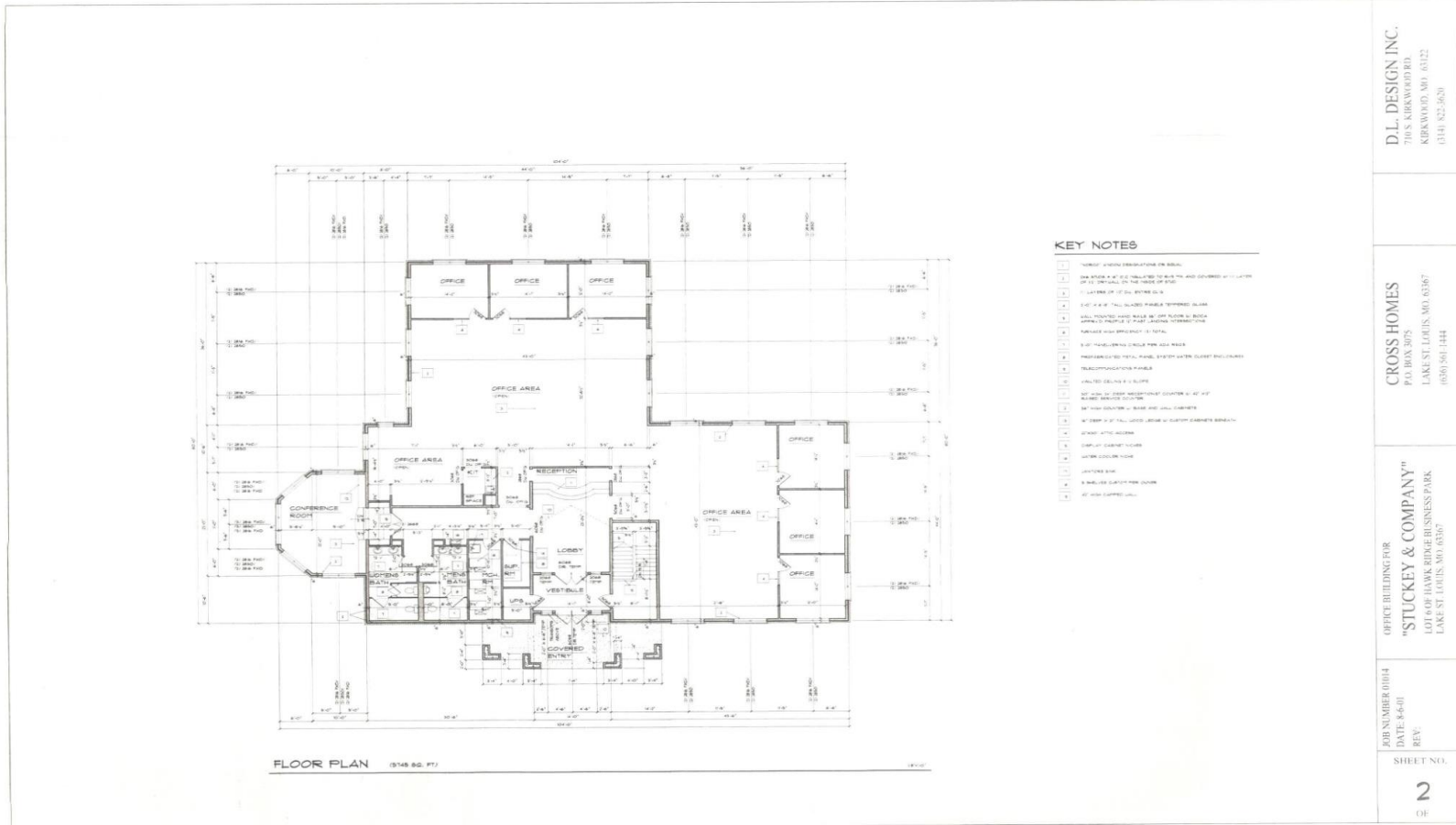


Good For Owner/User or Investor



\$1,776,000

Site Plan - Level 1



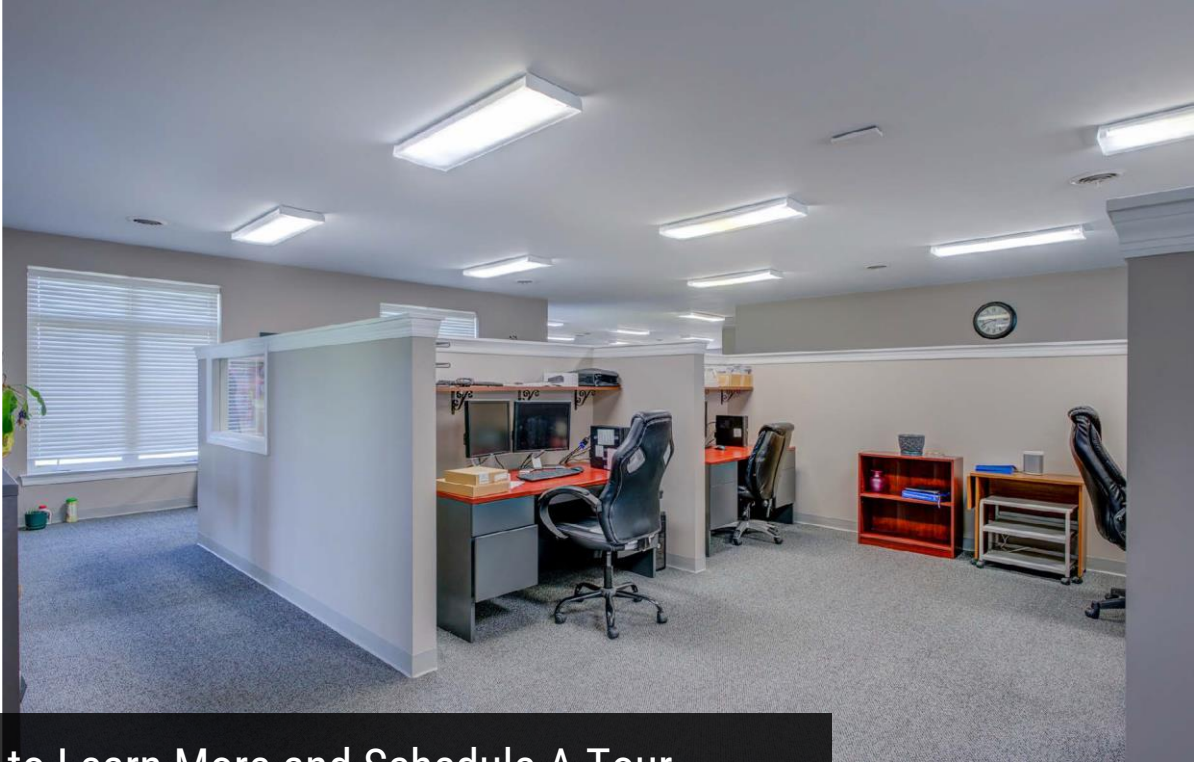
D.L. DESIGN INC.
 710 S. MARYGARDEN
 ANNAPOLIS, MD 21403
 (410) 822-3000

CROSS HOMES
 P.O. BOX 305
 LAKE ST. LOUIS, MD 21087
 (301) 581-1444

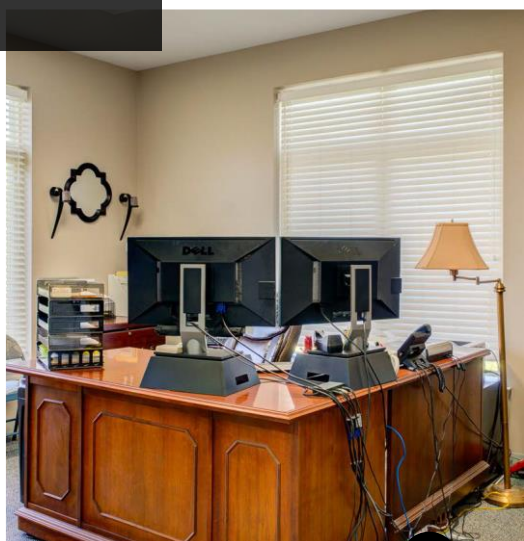
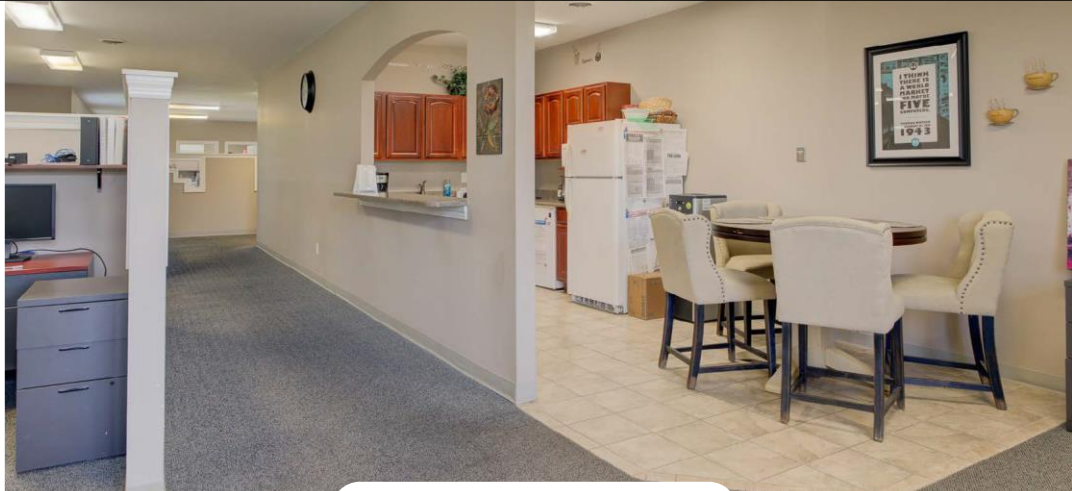
OFFICE BUILDING FOR
"STUCKEY & COMPANY"
 LOT 6 OF HAWK RIDGE BUSINESS PARK
 LAKE ST. LOUIS, MD 21087

JOB NUMBER 01014
 DATE: 8-6-01
 REV:

SHEET NO.
2
 OF



Please Contact Mark to Learn More and Schedule A Tour



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Aerial Map



Windsor Park Development
56 Homes
\$500K+ Home Value

The Meadows at
Lake St. Louis Mall

Consort Homes
30 Homes
\$395K+ Home Value

Synergy at
The Meadows

334 Luxury Apartments
\$1,200-\$2,255 Rents

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Aerial Map

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Excellent Demographics

Served by two major highways, which makes the rest of the St. Louis region very accessible. St. Louis attractions such as Lambert-St. Louis International Airport, Spirit of St. Louis Executive and General Aviation Airport, and Riverport Amphitheater (UMB Pavilion) are all within a 30-minute drive.



Notable Attractions

Lake Saint Louis offers some of the very best recreational facilities available anywhere in the St. Louis region. An 18-Hole Championship Golf Course (Lake Forest Country Club), Lake & Beaches, Swimming Pools, Tennis, Pickleball and Shopping.

MARKET OVERVIEW

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Market Overview

Lake Saint Louis

Lake Saint Louis, located in the heart of Missouri, is a picturesque suburban community known for its beautiful lakeside setting, family-friendly atmosphere, and robust real estate market. This market overview provides valuable insights into the current real estate landscape, economic factors, and lifestyle attributes that make Lake Saint Louis an attractive place to live and invest.

Lifestyle and Recreation

Lake Saint Louis is renowned for its recreational opportunities. The city boasts two private lakes, Lake Saint Louise and Lake Saint Louis, offering residents and visitors ample opportunities for boating, fishing, and water-based activities. Additionally, the area features numerous parks, golf courses, and hiking trails, catering to outdoor enthusiasts of all ages.

Strong Demand | Real Estate Market Conditions

The real estate market in Lake Saint Louis has shown consistent growth. The demand for residential properties remains strong, with a diverse range of housing options available, including single-family homes, townhouses, and condominiums. Lakefront properties are especially sought after, offering stunning views and waterfront access. Investors and homebuyers alike are attracted to the city's stable property values and potential for appreciation.



Demographics

POPULATION	2-MILE	5-MILE	10-MILE
2010 Census	17,784	80,059	204,347
2023 Estimate	25,845	104,987	250,780
2028 Projection	27,337	109,710	259,780
Growth: 2010 to 2023	3.35%	2.4%	1.7%
Growth: 2010 to 2028	1.2%	0.9%	0.7%
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2010 Census	6,694	28,753	72,665
2023 Estimate	9,737	38,392	90,509
2028 Projection	10,298	40,203	93,963
Growth: 2010 to 2023	3.7%	2.8%	2.2%
Growth: 2010 to 2025	1.2%	0.9%	0.8%
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
Average HH Income	\$125,976	\$119,168	\$119,809




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Contact

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