



OFFICE & FLEX SPACE AVAILABLE

14600 E. M 210 Highway, River Bend, Missouri



Lease Rate: \$650-\$4,400/Month Mod Gross | 900 SF-3,300+/- SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6	3,476	49,290
Avg. Household Income	\$103,293	\$113,740	\$100,813

- Suite A: 900 SF office space with lobby area, two private offices, and kitchenette space with attached 2,400 SF bay-shop/warehouse space
- Suite B: Freestanding 1,500 SF Warehouse space with power
- Gated parking available as well
- Great highway visibility and access to 210 and 291 Highways



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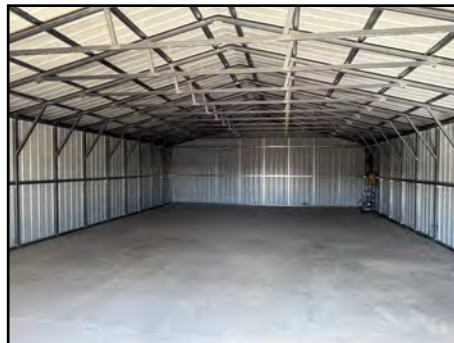
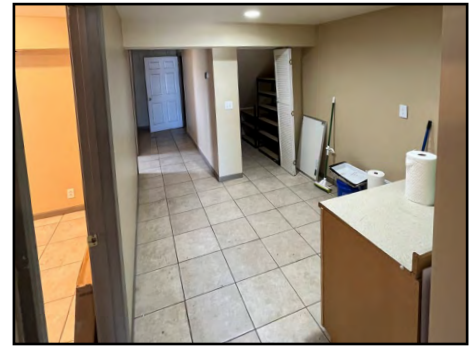
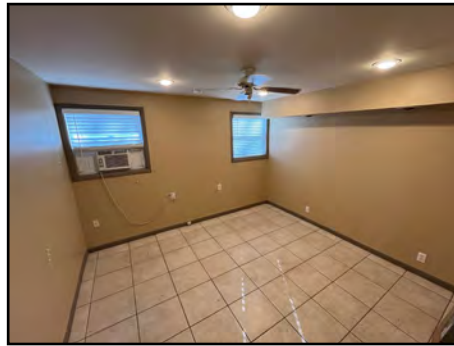
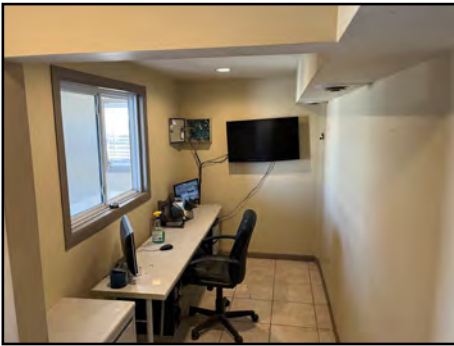
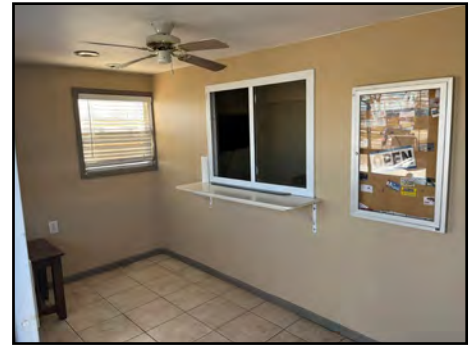
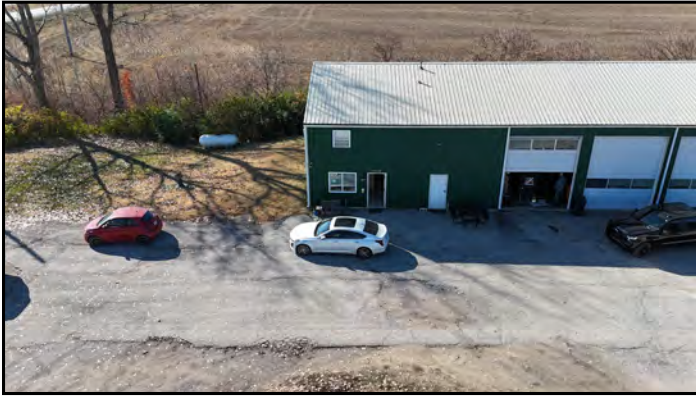
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Exclusive Agents

PHOTOS



PHOTOS

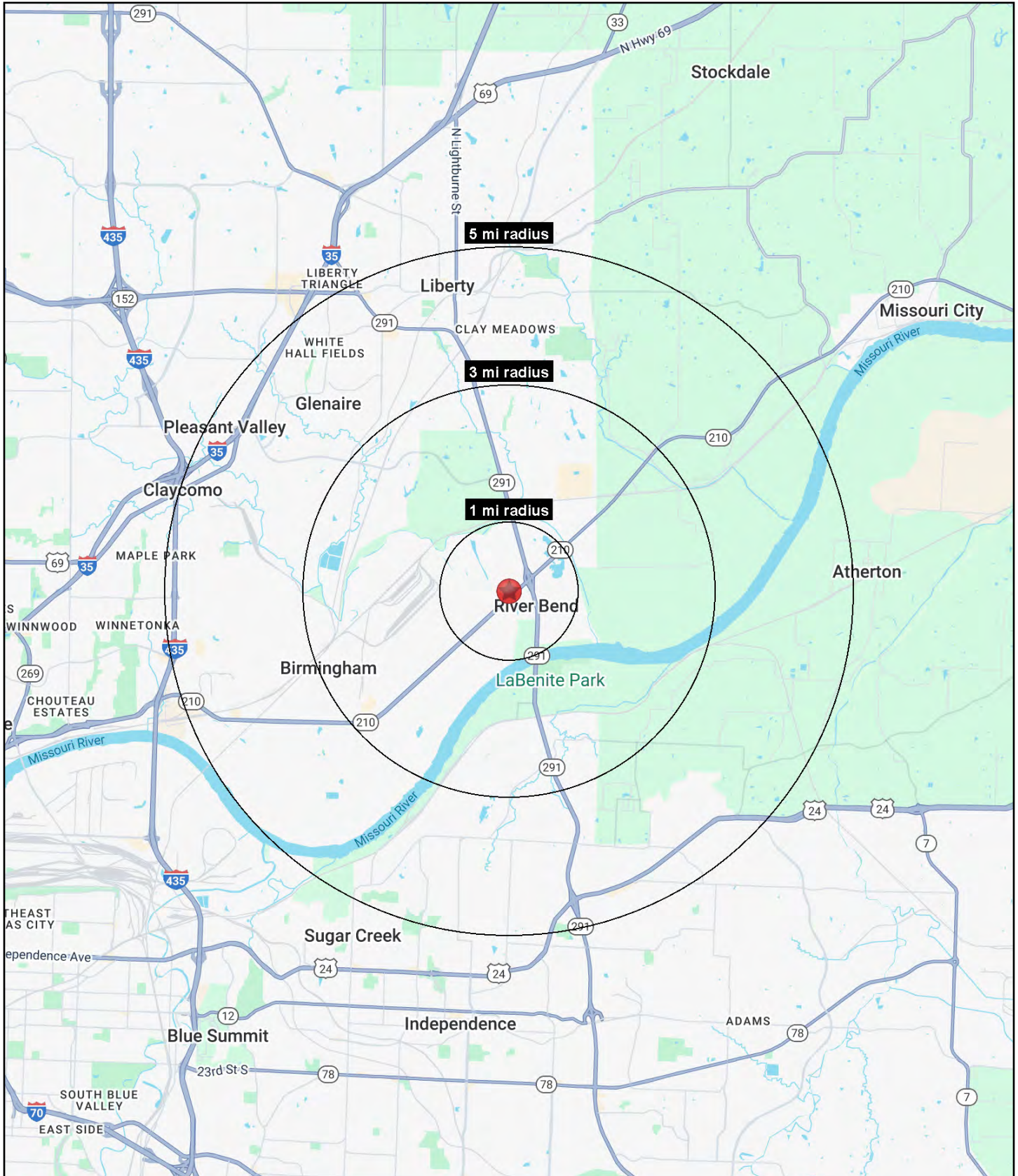


AERIAL





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14600 E. M 210 Highway River Bend, MO 64058	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6	3,476	49,290
2030 Projected Population	6	3,543	49,525
2020 Census Population	3	3,288	49,624
2010 Census Population	3	3,215	48,782
Projected Annual Growth 2025 to 2030	-0.1%	0.4%	-
Historical Annual Growth 2010 to 2025	8.6%	0.5%	-
2025 Median Age	43.2	40.0	36.9
Households			
2025 Estimated Households	2	1,258	18,833
2030 Projected Households	2	1,316	19,288
2020 Census Households	1	1,177	18,477
2010 Census Households	-	1,152	17,893
Projected Annual Growth 2025 to 2030	-	0.9%	0.5%
Historical Annual Growth 2010 to 2025	8.2%	0.6%	0.4%
Race and Ethnicity			
2025 Estimated White	83.7%	83.2%	80.4%
2025 Estimated Black or African American	6.3%	7.2%	8.1%
2025 Estimated Asian or Pacific Islander	1.5%	1.7%	1.7%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2025 Estimated Other Races	8.1%	7.6%	9.3%
2025 Estimated Hispanic	7.0%	6.4%	8.9%
Income			
2025 Estimated Average Household Income	\$103,293	\$113,740	\$100,813
2025 Estimated Median Household Income	\$87,499	\$99,555	\$82,938
2025 Estimated Per Capita Income	\$36,084	\$41,600	\$38,631
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.0%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	4.9%	3.7%	4.6%
2025 Estimated High School Graduate	28.4%	26.1%	29.8%
2025 Estimated Some College	35.0%	23.3%	24.3%
2025 Estimated Associates Degree Only	8.1%	10.5%	9.8%
2025 Estimated Bachelors Degree Only	16.2%	22.6%	20.1%
2025 Estimated Graduate Degree	5.0%	11.8%	9.4%
Business			
2025 Estimated Total Businesses	23	136	1,367
2025 Estimated Total Employees	346	1,981	14,595
2025 Estimated Employee Population per Business	15.4	14.5	10.7
2025 Estimated Residential Population per Business	-	25.5	36.1

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