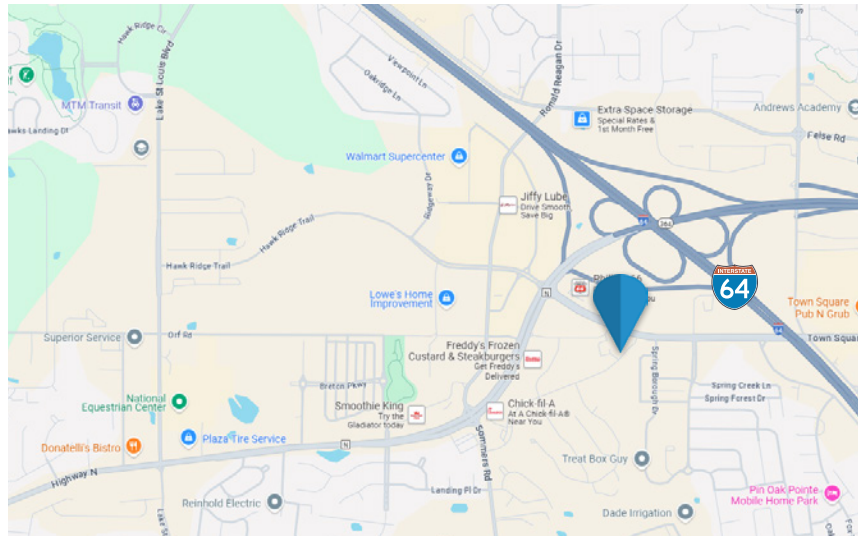


## FOR LEASE

8200 Orf Rd  
Lake St. Louis, MO 63367



- Over 6,500 SF Over Two Floors Upon 1.6 Acres
- Space Includes:
  - Large Garage Space with 3 Oversized Drive Through Spaces
  - Office on First and Second Floor
  - Multiple Restrooms
  - Shop Space on Lower Level
- Excellent Opportunity for Service Businesses or Auto Industry
- Located at the Corner of Hawk Ridge Trail and Old Hwy N



**\$14 NNN**

**Ken Wedberg**  
Office: 314-446-7540  
Cell: 314-374-6670  
[wedberg@realtyexchangeweb.com](mailto:wedberg@realtyexchangeweb.com)

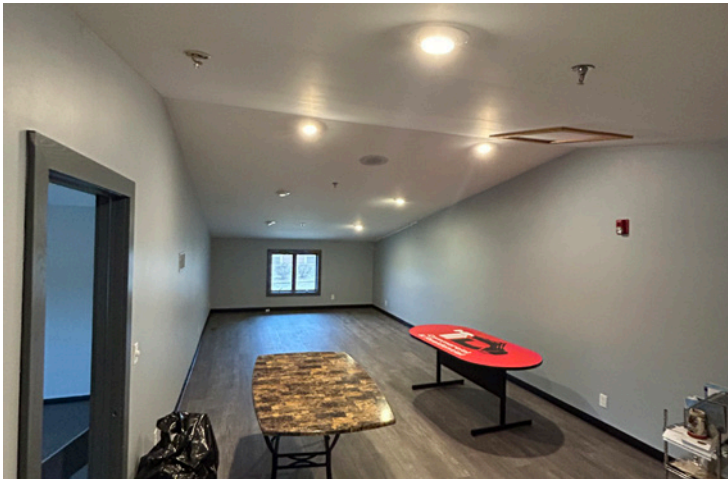
Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.



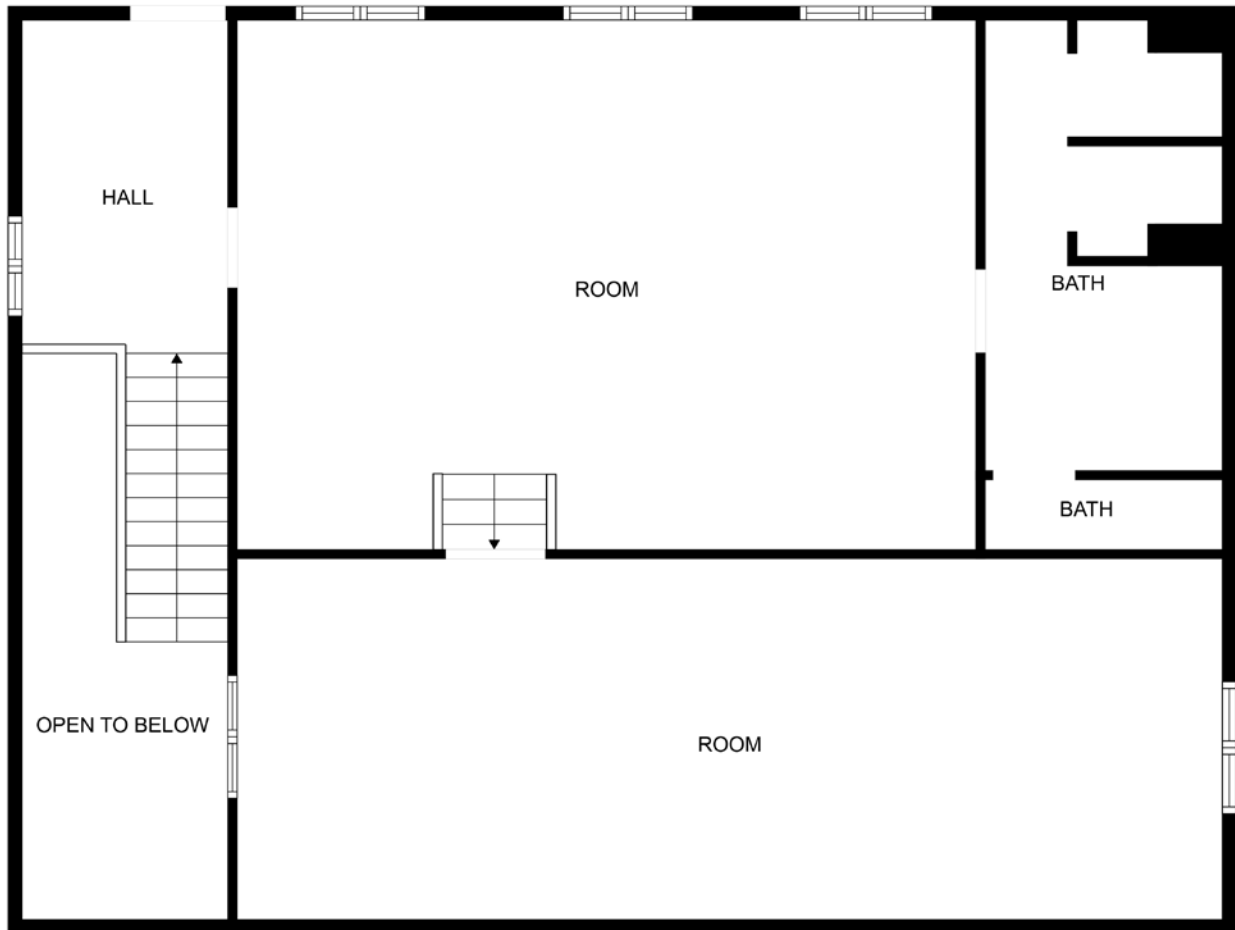
Demographics	1 Mile	3 Mile	5 Mile
Population	9,920	68,133	137,298
Households	3,932	25,075	50,151
Average Household Income	\$133,294	\$143,079	\$140,868
Traffic Volume	22,113	75,424	50,447

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## 2<sup>nd</sup> Floor





## Market

Lake St. Louis, Missouri, is a vibrant and scenic community offering a unique blend of suburban charm and modern conveniences. Nestled around a beautiful 250-acre lake, this family-friendly area is perfect for those who enjoy outdoor recreation, with opportunities for boating, fishing, and leisurely lakeside strolls. The city boasts excellent schools, a thriving local economy, and a variety of amenities, including parks, dining, shopping, and entertainment options. With easy access to major highways and proximity to St. Louis, Lake St. Louis offers the perfect balance of tranquility and connectivity. Whether you're looking for a peaceful place to call home or a weekend getaway, Lake St. Louis has something for everyone.

## Retailers & Restaurants







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