



# Twin Oaks

1144 Meramec Station Road, Ballwin, MO 63021

Coordinates:  
Latitude: 385688  
Longitude: -90.495

Leasing Contact: Sean Steuart | [sean.steuart@inlandgroup.com](mailto:sean.steuart@inlandgroup.com) | 630.586.6551 | [inlandgroup.com](http://inlandgroup.com)

Property managed by Inland Commercial Real Estate Services LLC



## > Property Highlights

- Building Size: 54,636 SF
- Located along Meramec Station Road (5,401 AADT) just east of MO - 141 at Big Bend Road (31,046 AADT)
- Directly across from established retail
- Join Adli and Ace Hardware at this newly redeveloped property



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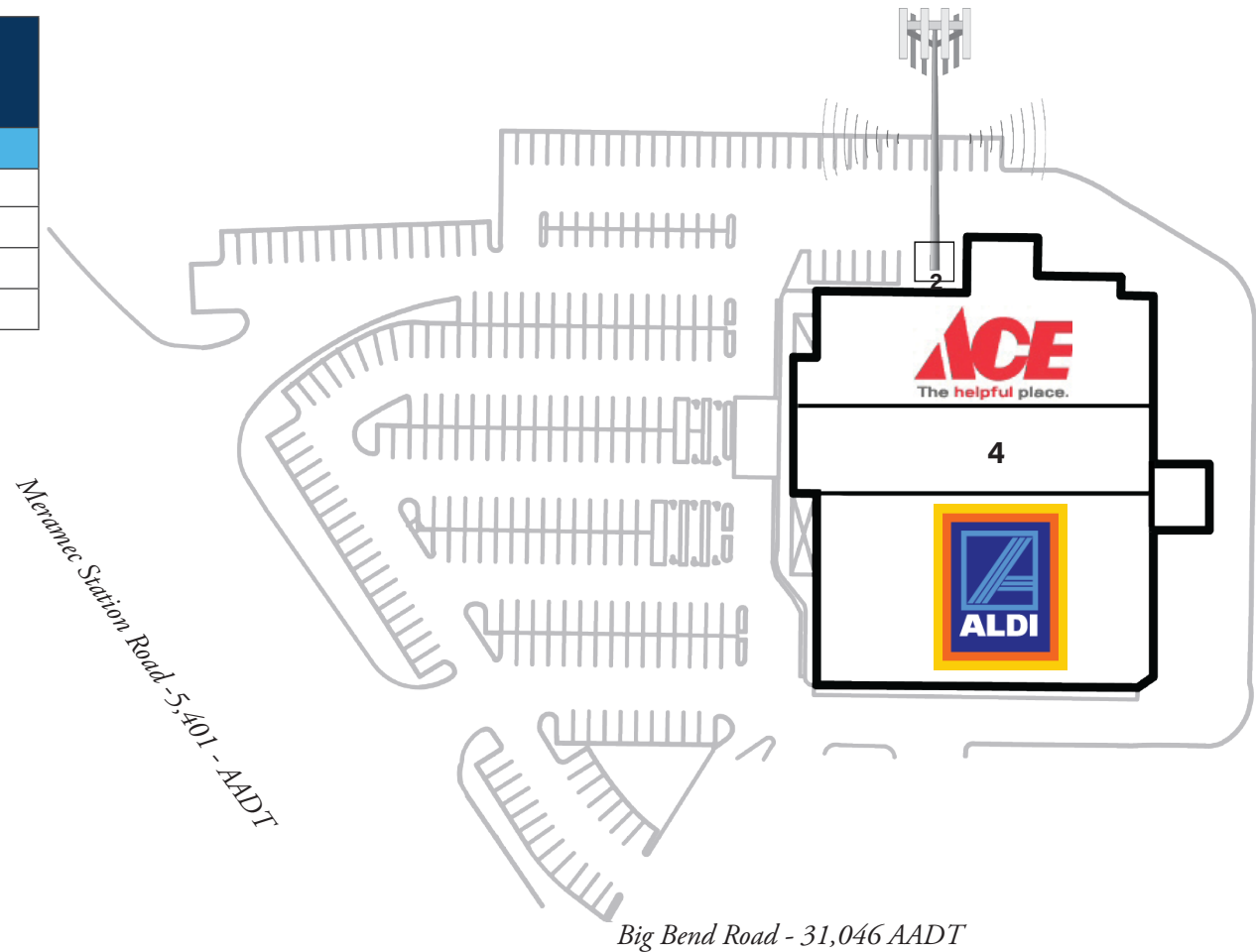
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## Store Listing

Center Size: 54,636 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	23,138 SF	Aldi
2	1,225 SF	Global Tower Partners
3	18,000 SF	Ace Hardware
4	12,273 SF	Sav-on Liquor & Wine



**2023**  
Demographics Estimate

	Resident Population	Households	Average HH Income
1 Mile	13,425	6,203	\$119,439
3 Miles	66,797	27,274	\$146,743
5 Miles	157,801	62,740	\$174,345



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