

For Sale/Lease/Build-To-Suit

\$750,000

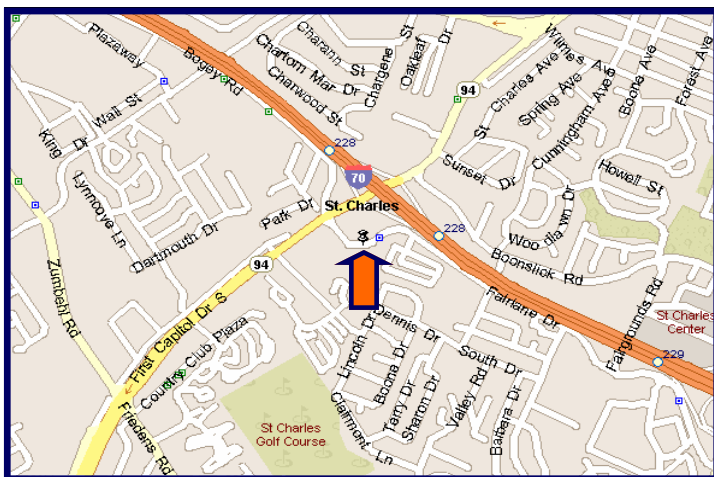
1805 VETERANS MEMORIAL PKWY.

ST. CHARLES, MO 63303

(at the I-70/Hwy. 94 Interchange)

2,296 +/- SF BUILDING

34,021 +/- SF SITE



- **3 SERVICE BAYS WITH LIFTS & COMPRESSOR**
- **CLIMATE CONTROLLED OFFICE**
- **HIGH VISIBILITY FROM I-70 & HWY. 94**
- **INCOME PRODUCING BILLBOARD ON THE PROPERTY**

TRAFFIC COUNT

49,930 at I-70/Veterans Memorial

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	14,511	78,774	140,831
Income(Avg)	\$50,123	\$62,923	\$65,510

KAPLAN
REAL ESTATE CO. INC

CONTACT Scott Bernstein
314.652.7000 x 112 office
314.265.1089 cell
scott@kaplanre.com

Commercial • Industrial Realtors

1000 Macklind Avenue • St. Louis, Missouri 63110

Phone: 314-652-7000 • Fax: 314-652-2228 • www.kaplanrealestate.com

The above information was obtained from sources considered reliable, however, broker does not guarantee its accuracy nor warrant or represent its accuracy.

