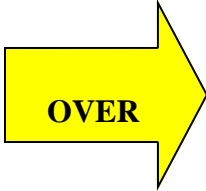


**3629 N. Lindbergh Blvd.
Bridgeton, MO 63074**

**Motivated
Seller!**



**FOR SALE
\$475,000
OR
LEASE
\$7.00/sf NNN**



- ◆ 11,600 sq ft. retail center (80' deep X 145' long) on 65,500+/- sq. ft. lot
- ◆ Currently demised to accommodate 3 tenants
 - can be further divided; one space has an overhead door.
- ◆ Ideal for owner/user
- ◆ Offered below appraised value
 - best value in area
- ◆ Call for more information!



DEMOGRAPHICS			
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	9,170	65,658	169,498
Household			
Income (Avg)	\$60,649	\$61,308	\$65,693

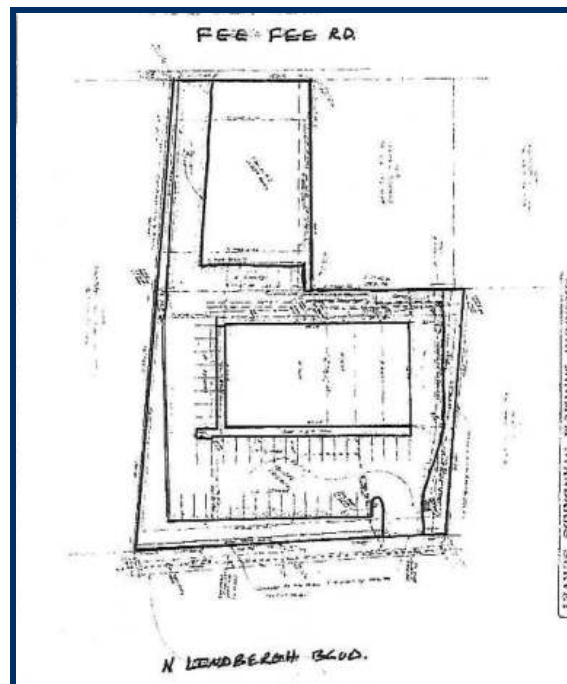
**Traffic Counts 40,676 (ADOT)
on N. Lindbergh**



1000 Macklind Avenue, St. Louis, MO 63110
www.kaplanrealestate.com

For more information please contact
DAVID WRIGHT
314.652.7000 x 109
314.422.1689 cell

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REAL ESTATE CO. INC

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