

# Hwy 370 & Earth City Expressway (13945 Missouri Bottom Road) Bridgeton, MO 63044



**22.89 +/- acres  
LAND  
FOR  
SALE  
Only \$2.19/sf  
(\$2,183,623.60)**

- ◆ Direct Interchange access—ideal for hwy. related use—gas/truck stop/restaurant
- ◆ Additional land available next door!
- ◆ City of Bridgeton, MO Master Plan supports commercial use
- ◆ Gateway to St. Charles County
- ◆ 8 minutes to St. Louis Airport



DEMOGRAPHICS			
	5 Mile	10 Mile	15 Mile
Population	102,948	479,947	1,061,512
Household			
Income (Avg)	\$70,428	\$74,726	\$78,055

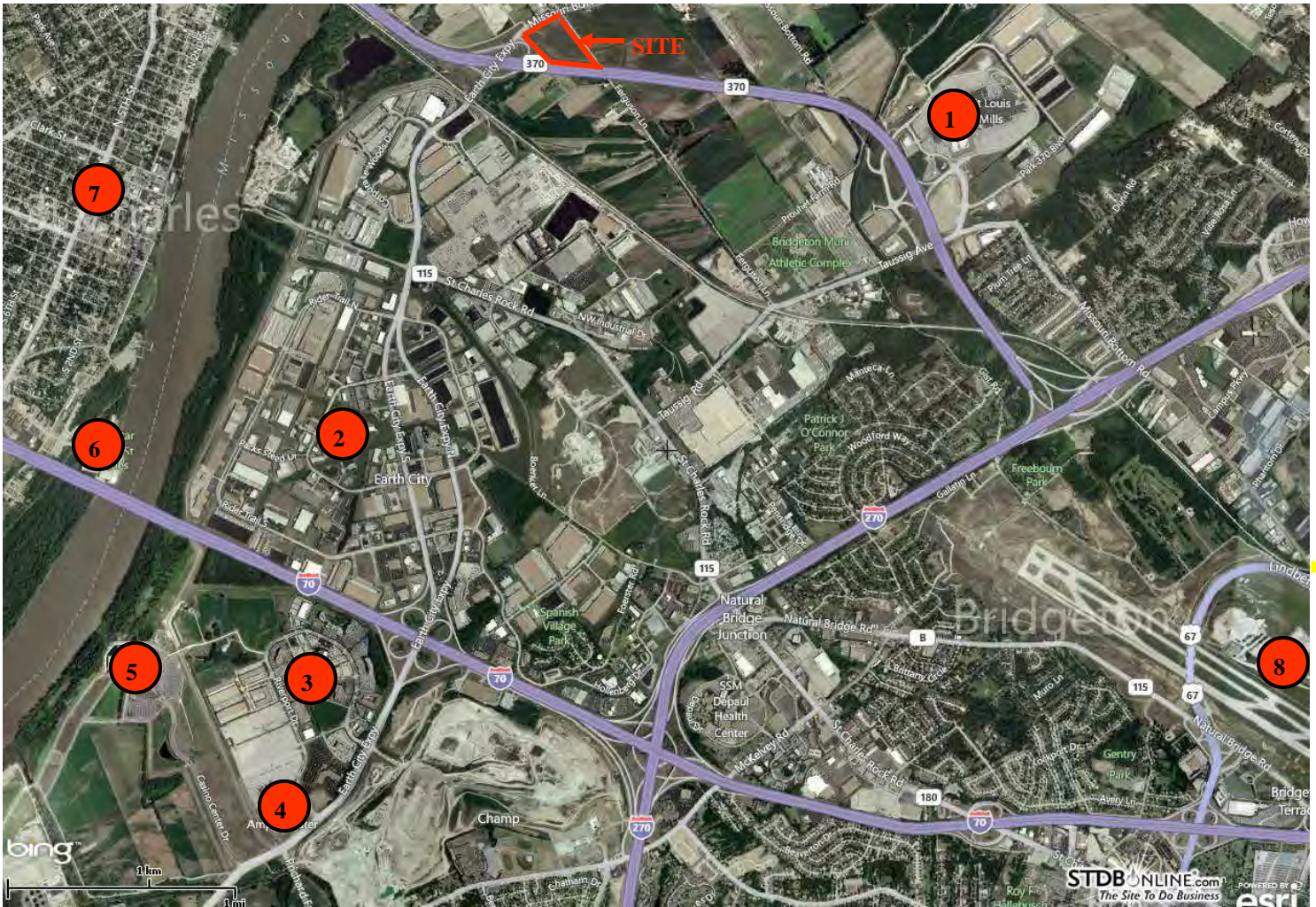
**TRAFFIC COUNT**  
**67,401 CPD**  
**per MODOT 2010 count**



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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## KEY

- |                             |                                  |
|-----------------------------|----------------------------------|
| 1. Mills Outlet Mall        | 5. Harrah's Hotel & Casino       |
| 2. Earth City Business Park | 6. Ameristar Hotel & Casino      |
| 3. Riverport Office Complex | 7. St. Charles, Missouri         |
| 4. Verizon Amphitheater     | 8. Lambert International Airport |

**KAPLAN**  
REAL ESTATE CO. INC.

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