

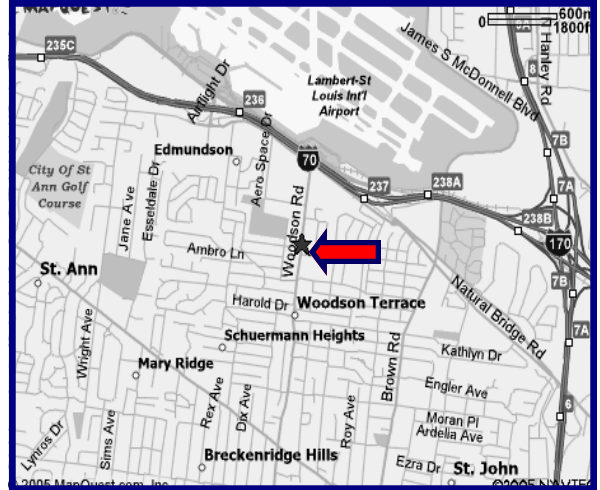
WOODSON HILLS SHOPPING CENTER

4000-4134 Woodson Road, Woodson Terrace, MO



FOR SALE
\$800,000

- ◆ 42,300 +/- SQ/FT RETAIL CENTER SITUATED ON OVER 163,000 SQ/FT
- ◆ EXCELLENT OPPORTUNITY FOR A USER TO OCCUPY UP TO 23,000 SQ/FT WITH AN INCOME STREAM
- ◆ SIGNIFICANT REDEVELOPMENT OPPORTUNITIES
- ◆ EASY ACCESS TO I-70, I-270 & I-170
- ◆ LOCATED AT A SIGNALIZED INTERSECTION WITH DIRECT VISIBILITY AND ABUNDANT PARKING
- ◆ CONVENIENT TO LAMBERT ST. LOUIS INTERNATIONAL AIRPORT & AMENITIES
- ◆ CONTACT FOR DETAILED FINANCIAL INFORMATION (CONFIDENTIALITY AGREEMENT REQUIRED)



	DEMOGRAPHICS		
	1 Mile	3 Mile	5 Mile
Population	13,863	83,369	245,227
Household			
Income (Avg)	\$38,856	\$40,851	\$48,276

TRAFFIC COUNTS
Woodson (S. of I-70) 13,314 ADT

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