

**PROPERTY HIGHLIGHTS**

- » In-fill development site with I-44 frontage
- » Includes billboard with lease income
- » Adjacent to new hotel under development
- » Across interstate from 295 acre Fenton Logistics Park under development
- » City of Fenton zoning: "HP-1 Hospitality Park"

**FOR SALE | 1.24 ACRES**  
**\$795,000 (\$14.71 psf)**

**For more information, contact:**

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Director

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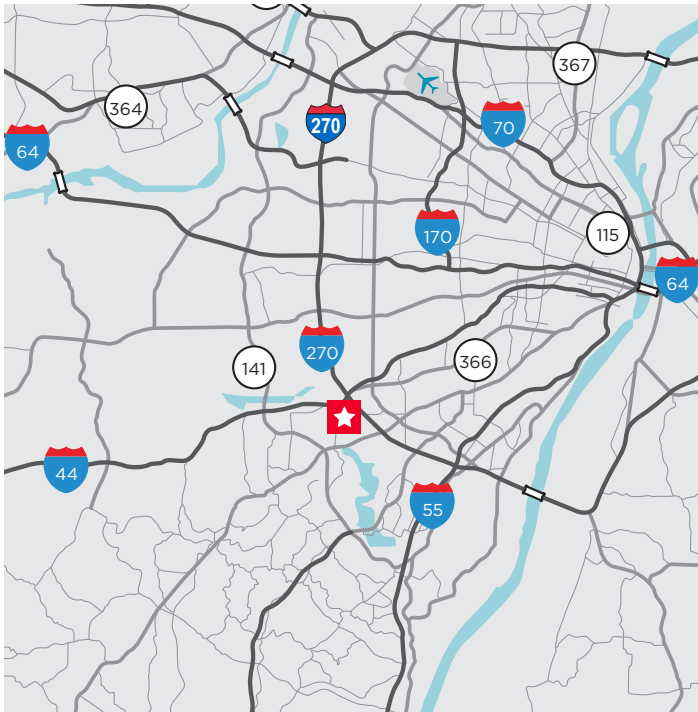
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**ST. LOUIS AREA METRO MAP**

**PROPERTY OVERVIEW**

<b>Location:</b>	Fenton, Missouri
<b>Total Land Area:</b>	1.24 Acres
<b>Submarket:</b>	South County
<b>Existing Zoning:</b>	HP-1 Hospitality Park

**DEMOGRAPHICS**

	1 mile	3 miles	5 miles
<b>2018 Average Household Income:</b>	\$112,026	\$112,813	\$111,758
<b>Est. Population (2018):</b>	1,362	45,633	109,359

**CUSHMAN & WAKEFIELD**
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