



FOR SALE

12509 Missouri Bottom Road

St. Louis, Missouri 63042

MAJOR PRICE REDUCTION



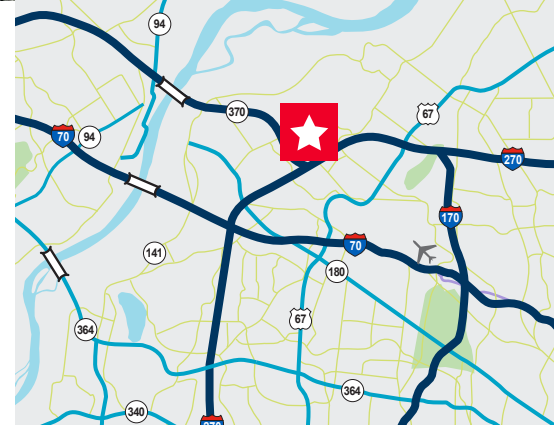
4.22 Acres in Hazelwood

Sale Price: ~~\$447,000 (\$2.43/SF)~~

\$395,000 (\$2.15/SF)

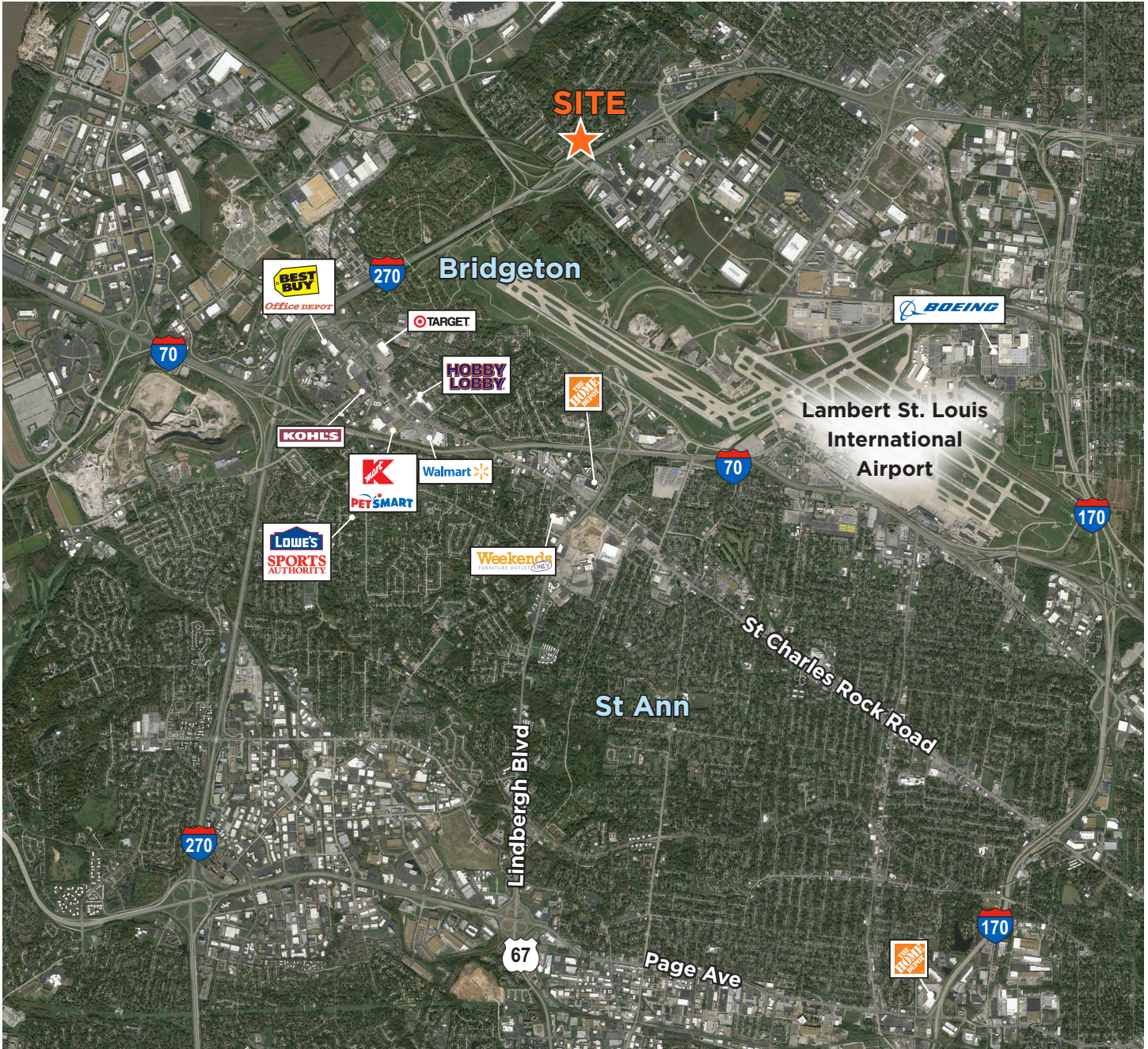
Property Highlights

- Located at I-270 & Missouri Bottom Road in Hazelwood
- Great Frontage and Exposure to I-270
- Sale Includes a Lease for Existing Billboard with \$20,000 Annual Income
- Zoned C-2 Commercial
- Over 166,000 Vehicle Per Day Traffic Count on I-270



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Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	3,789	33,047	141,032
Average HH Income	\$55,407	\$60,541	\$55,757
Number of Daytime Employees	38,733	207,196	437,159