



## 48 Acres Available

**Sale Price: \$6.95 - \$7.95 PSF**

### Property Highlights

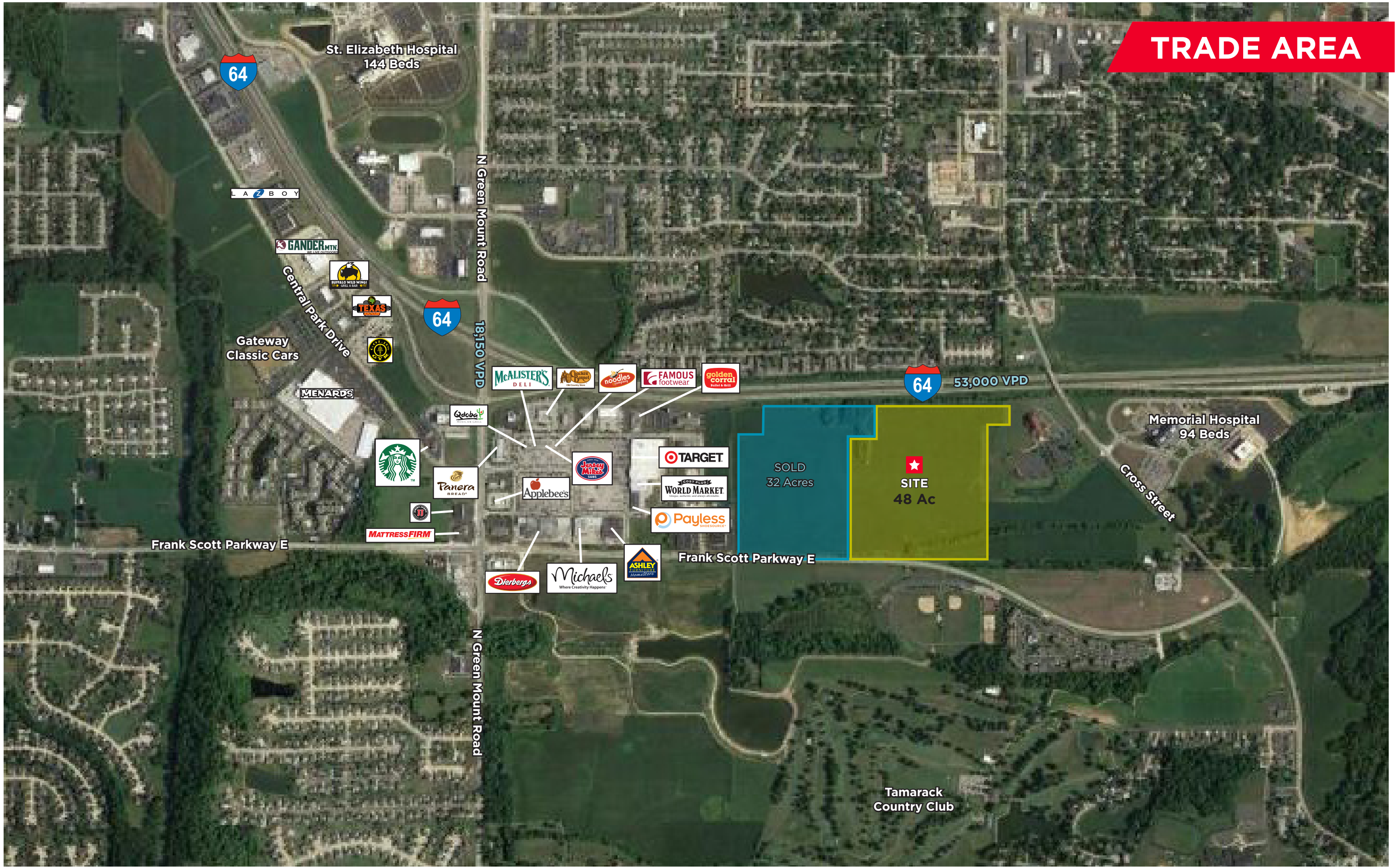
- Potential for Smaller Tract
- Proximity to Green Mount Crossing Shopping Center
- All Utilities Available
- Near Two Hospitals and Various Amenities
- Ideal for Retail, Office, or Mixed-Use Development

2017 Demographics	1 Mile	3 Miles	5 Miles
Population	5,890	40,895	94,919
Average Income	\$99,942	\$90,715	\$88,253
Number of Employees	2,685	15,888	45,093

**Hassan Jadali, CCIM, SIOR**  
 Senior Vice President  
 +1 314 746 0370  
 hassan.jadali@cushwake.com

7700 Forsyth Blvd, Suite 1210  
 St. Louis, Missouri 63105  
 main +1 314 862 7100  
**cushmanwakefield.com**

# TRADE AREA

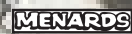


St. Elizabeth Hospital  
144 Beds

L A B O Y



Gateway  
Classic Cars



N Green Mount Road

18,150 VPD



53,000 VPD



SOLD  
32 Acres

SITE  
48 Ac

Cross Street

Memorial Hospital  
94 Beds

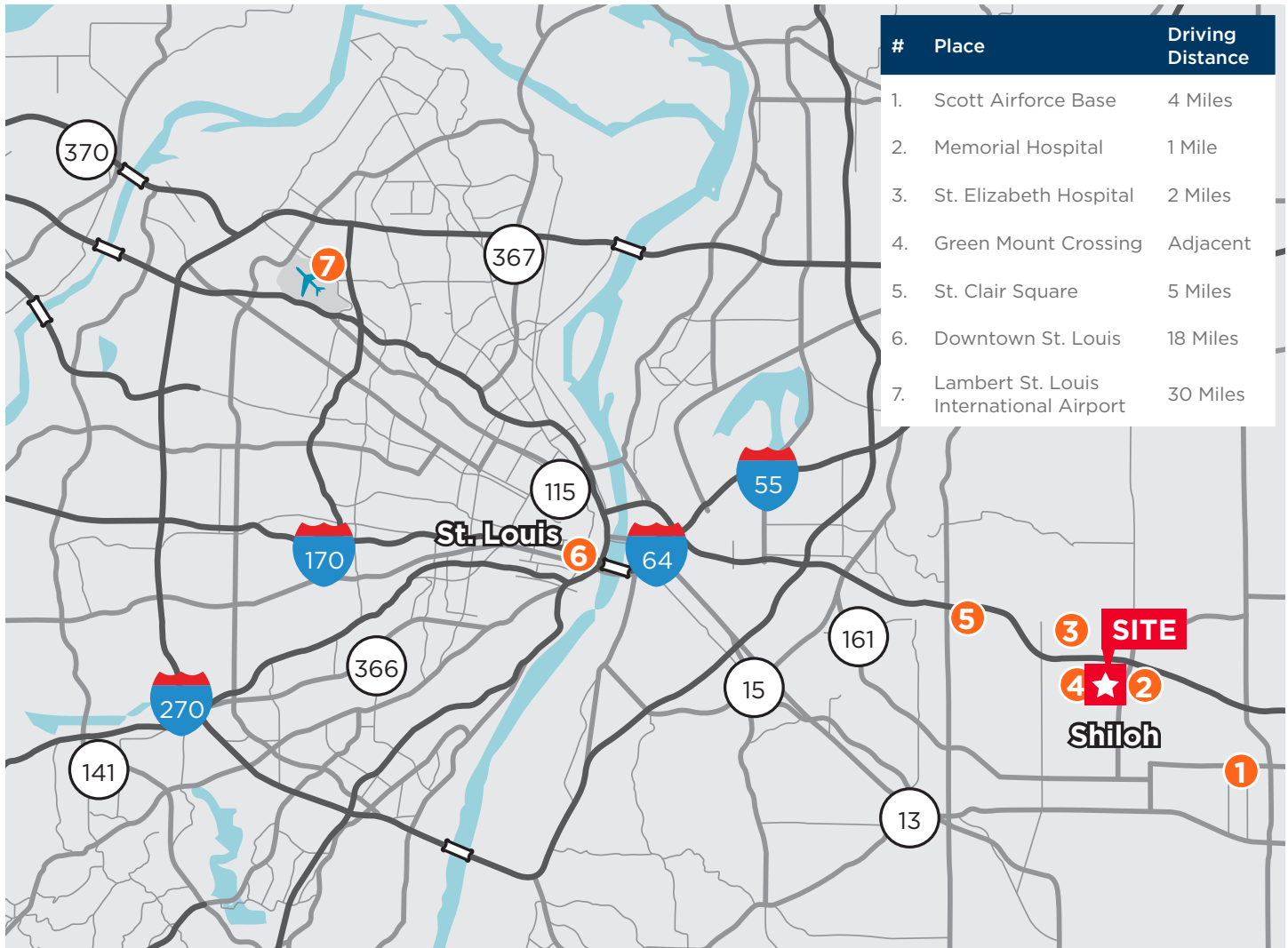
Frank Scott Parkway E



Frank Scott Parkway E

N Green Mount Road

Tamarack  
Country Club



**Hassan Jadali, CCIM, SIOR**  
Senior Vice President  
+1 314 746 0370  
hassan.jadali@cushwake.com

7700 Forsyth Blvd, Suite 1210  
St. Louis, Missouri 63105  
main +1 314 862 7100  
**cushmanwakefield.com**