

PROPERTY HIGHLIGHTS

- » Strategic Location on Natural Bridge Road, with excellent visibility and access
- » Strong traffic counts with visibility from I-170 and Lambert International Airport
- » In-Fill location with barriers to entry
- » Improved Site ready for new Development

FOR SALE \$1,499,000 (\$11.95 SF) | 2.88 +/- ACRES

For more information, contact:

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Director

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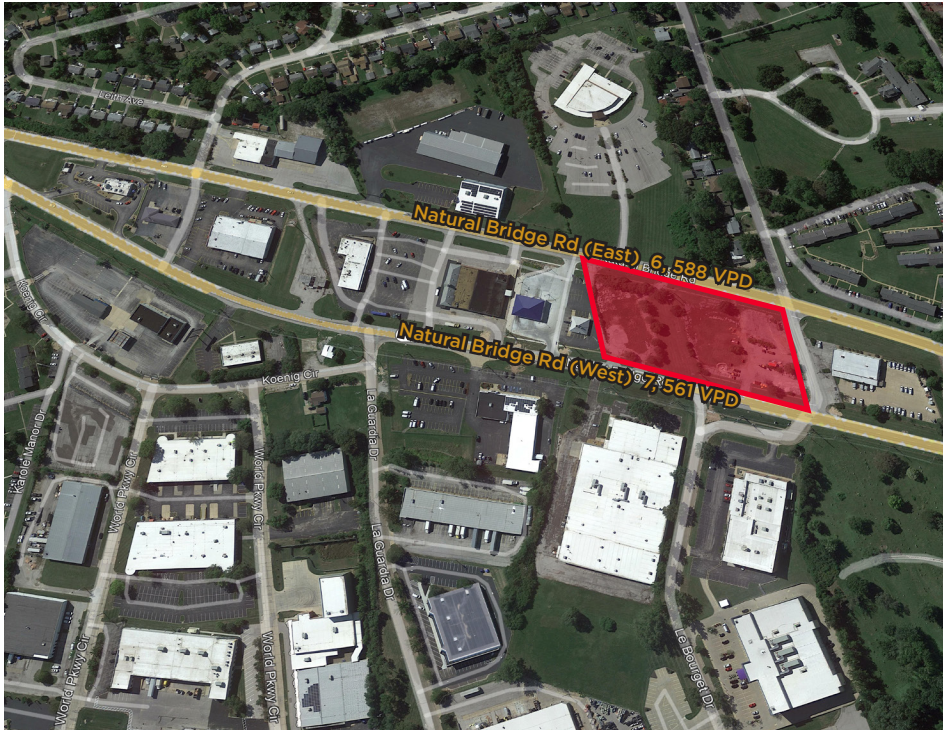
David Wirth

Director

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AERIAL



PROPERTY OVERVIEW

Location: The subject property is a 2.88 +/- acre site on Natural Bridge Rd between I-170 and Lambert International Airport in St. Louis, Missouri

Municipality: City of Berkely

Total Land Area: 2.88 +/- acres

Submarket: North County

| | | |
|-------------------|------------------------|----------------------|
| Address | 9454 Natural Bridge Rd | Parcel ID: 13K610115 |
| Parcel ID: | 9475 Natural Bridge Rd | Parcel ID: 13K610258 |
| | 4304 McKibbon Rd | Parcel ID: 13K610171 |

Existing Zoning: C-2 General Commercial District

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|----------------------------------|----------|----------|----------|
| Average Household Income | \$52,768 | \$53,443 | \$68,315 |
| Population (2021) | 3,642 | 35,750 | 110,577 |
| Daytime Population (2021) | 9,024 | 90,046 | 273,676 |

TRAFFIC COUNT

Natural Bridge Rd. at I-170 129,746 VPD

CUSHMAN & WAKEFIELD

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