**MATTRESS DIRECT** 

BLUES

SAINT LOUIS. MO 63125

0.87 ACRE LOT WITH 2,454 SF BUILDING FOR SALE



South County

3

### SURVEY & DEMOGRAPHICS

#### POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
2		
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
11,342	5,382	\$68,090
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
97,750	42,632	\$81,354
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
201,553	87,707	\$85,042

#### VIEW & **DOWNLOAD:**

### DEMO REPORT

- 0.87 ACRES FOR SALE ON LINDBERGH BLVD (40,796 VPD)
- EXISTING 2,454 SF BUILDING WITH PYLON SIGNAGE
- GREAT VISIBILITY AND FULL ACCESS OFF LINDBERGH BLVD AND UNION RD
- SHARED CROSS ACCESS WITH SOUTH COUNTY MALL

While we do not doubt its accuracy

CONTACT BROKER FOR PRICING

obtained from sources believed reliable.

future performance of the property. Th value of this transaction to you

RICK SPECTOR 314.282.9827 (DIRECT) 314.708.2009 (MOBILE) RICK@L3CORP.NET

L<sup>3</sup> CORPORATION

PLEASE CONTACT:



5 we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used r factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the

ZOOM AERIAL

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MARKET AERIAL

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LION'S CHASE Schnuck. 65 New Homes Chnuck McBride Homes RESHMINYME 55 kloss Saye A STREET Dierburgs **five BEL°W** Marshalls DOGWOOD IN DOLLAR TR PROPOSED HOBBY Vintage Stock SOUTH COUNTY JOAN CENTER JCPenney Dillard's CLOSING Mercv BEST ASSOCIATES PROPERTIES, INC. BOOT SOUT 1,042,097 SF GLA SALES \$386 PSE CLOSING 270 CLOSED 0 Walgreen CYCLE GEAR DICK\*S PETCO Office DEPOT CLOSING FLOOR COR Saye PETSMART CLOSED SHOE Ashley BIG CLUB FITNESS Walmar OLD NAVY



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