

# FOR SALE

## 2.11 Acres for Development

1819 Smizer Station Rd, Unincorp. St. Louis County 63026



### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	9,213	46,149	116,191
Households	3,183	17,504	44,512
Avg HH Inc	\$88,116	75,325	72,138

### Traffic Counts

- 32,486 VPD on Hwy. 141
- 88,993 VPD on I-44



### Property Highlights

- 2.11 acres with 400' of frontage
- Highly visible from Hwy 141
- C-8 Zoning
- Utilities at site
- Good access via signalized intersections at Centurion and Gladiador
- Located south of I-44 on Hwy 141

### Sale Price

\$11.00 psf



Commercial Real Estate Services, Worldwide.

### Contact

Terry O'Connell  
314 994 4800  
toconnell@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 St Louis MO 63105  
Phone 314 994 4444 Fax 314 994 4088  
www.naidesco.com

