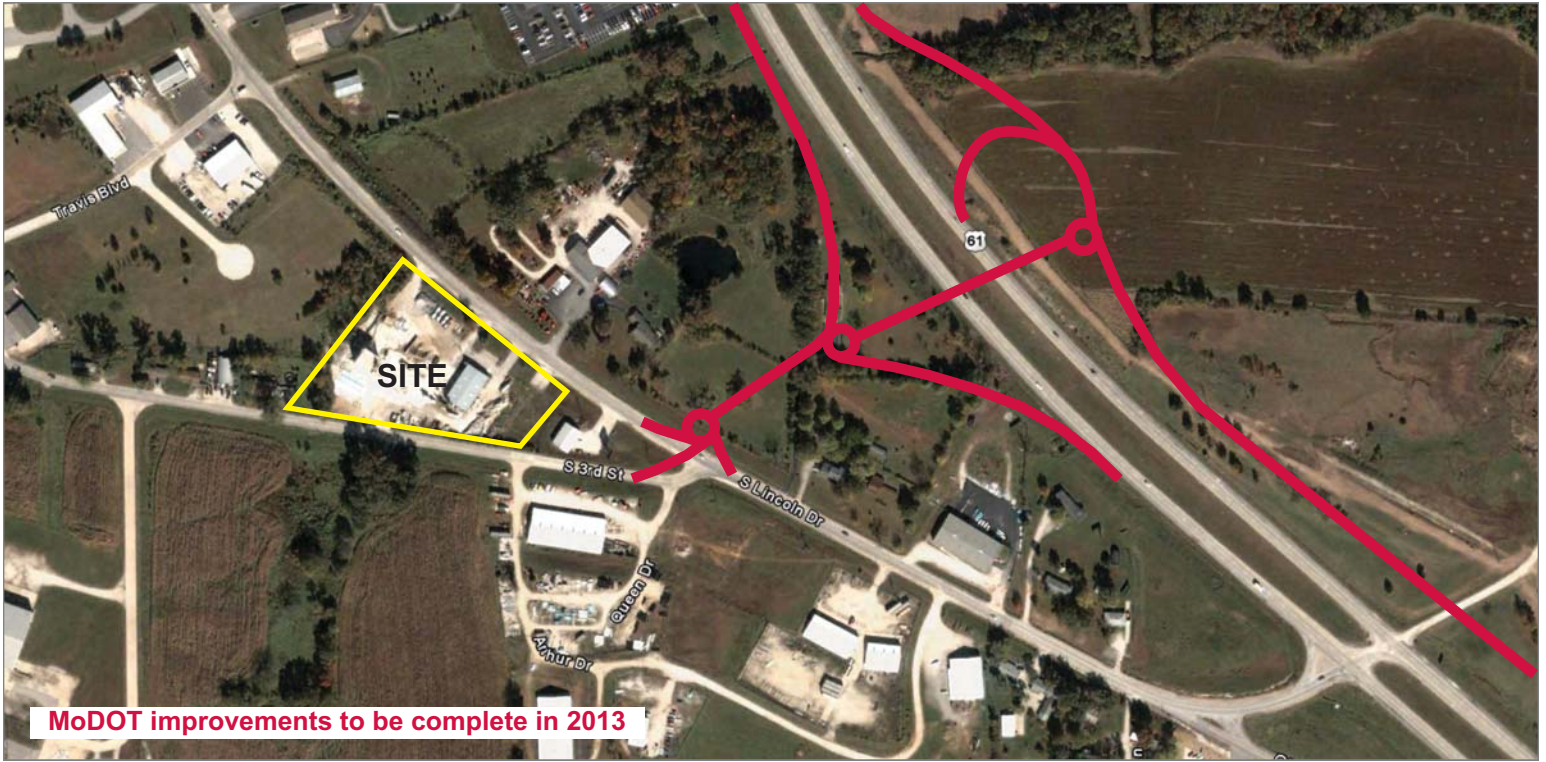


# FOR SALE

## 3.58 Acres Commercial Land

581 S. Lincoln Dr, Troy MO 63379



### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	1,301	16,011	22,287
Households	515	5,849	8,003
Avg HH Inc.	\$61,926	63,290	63,828

### Traffic Counts

- 24,178 VPD on Hwy 61
- 8,719 VPD on S. Lincoln Dr



### Property Highlights

- Site has great access via S. Lincoln & 3rd St with 5 curb cuts
- New S. Lincoln interchange will connect site directly to Hwy 61
- Part of enhanced enterprise zone, currently zoned I-1
- Level lot, great retail site
- Owner will clear site of materials
- Deed restriction on ready-mix co.

### Sale Price

\$425,000

### Contact

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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.