

FOR SALE Office / Medical Buildings

Bridgeton Square at 3451-3463 Bridgeland Dr, Bridgeton MO

\$5,000 per building bonus gift card to procuring broker if closed by 2/29/12

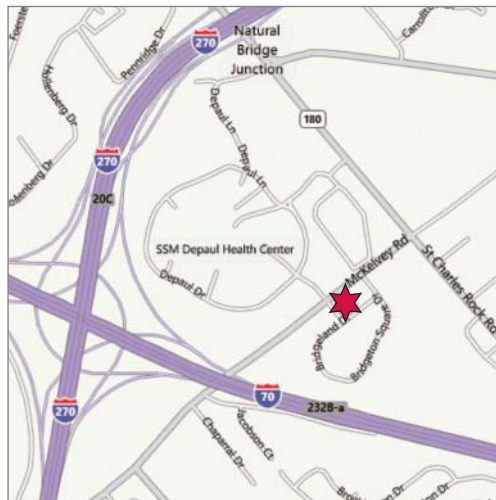


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	5,283	43,533	144,694
Households	2,199	18,785	63,475
Avg HH Inc.	\$66,664	58,768	56,974

Traffic Counts

- 23,190 VPD: McKelvey Rd
- 27,516 VPD: St. Charles Rk Rd



Property Highlights

- Two 10, 546 SF buildings
- Up to 9,000 SF available to user
- Located at signalized intersection
- Directly in front of DePaul Hospital's main entrance
- Private entrances to suites with parking in front
- Easy access to I-70 & I-270

Sale Price

\$475,000 for one building
\$900,000 for both buildings



Commercial Real Estate Services, Worldwide.

Contact

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biken@naidesco.com

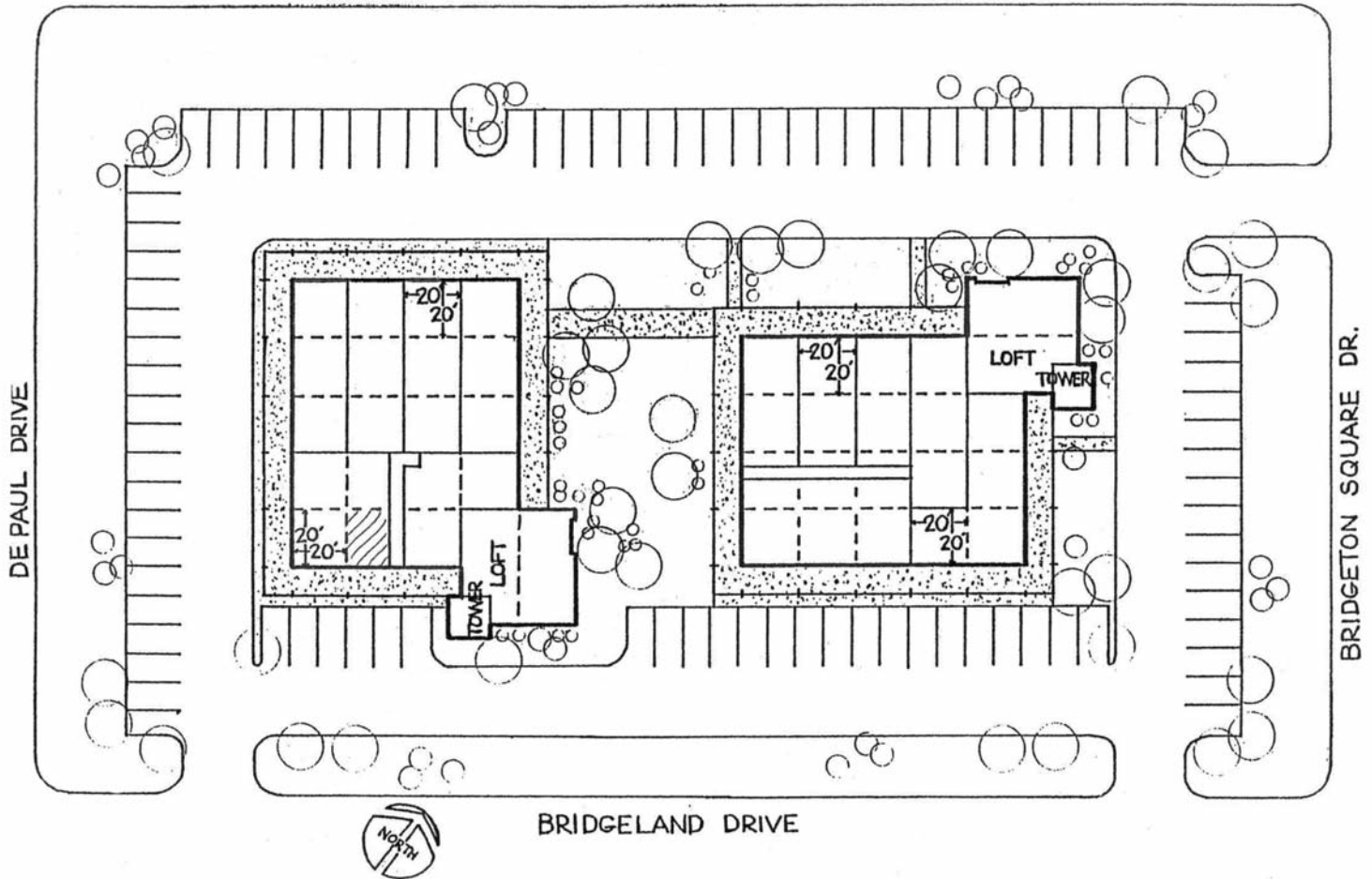
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

SITE PLAN

Bridgeton Square at 3451-3463 Bridgeland Dr, Bridgeton MO

↑ ENTRANCE TO
DEPAUL HOSPITAL

McKELVEY ROAD



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