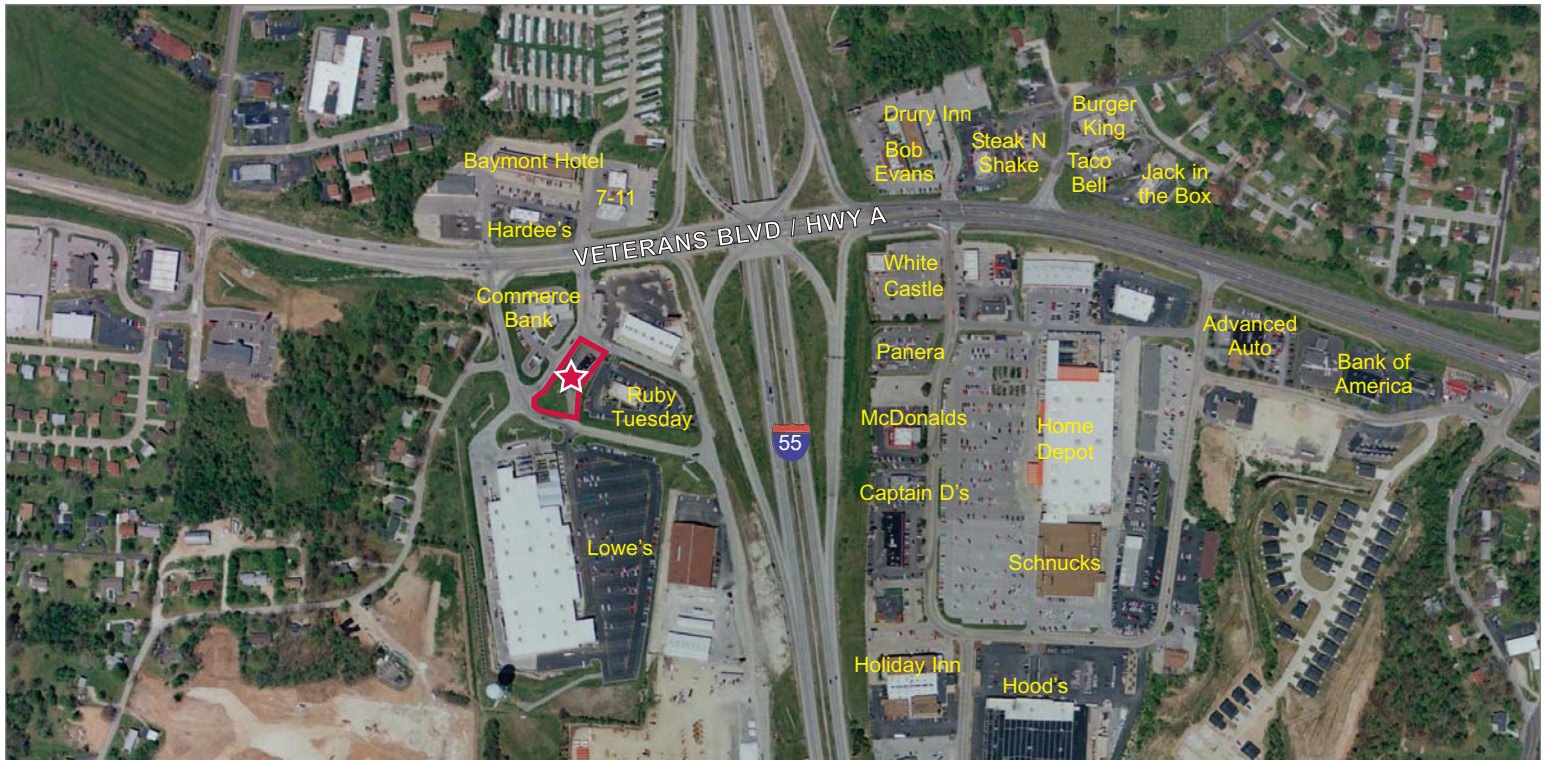


# FOR SALE / LEASE

## 4,000 SF Retail / Commercial Site

1100 Shapiro Dr, Festus MO 63028

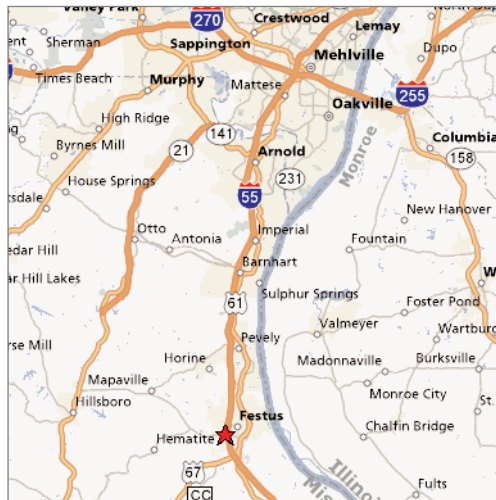


### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	5,433	18,957	31,232
Households	2,409	7,749	12,473
Avg HH Inc	\$56,127	55,615	54,820

### Traffic Counts

- 38,667 ADT on I-55
- 12,640 ADT on Veterans Blvd / Hwy A



### Property Highlights

- 4,000 SF former car wash building
- 0.6 acres
- Located off lighted intersection in front of Lowe's Home Improvement Center
- Fantastic visibility to Hwy A & I-55

### Sale Price / Lease Rate

\$699,000 / \$65,000 per year, NNN



Commercial Real Estate Services, Worldwide.

### Contact

Peter Sheahan  
314 994 4081  
psheahan@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