

FOR SALE

4.42 Acres - Redevelopment Potential

475 N. Highway 67, Florissant MO 63031

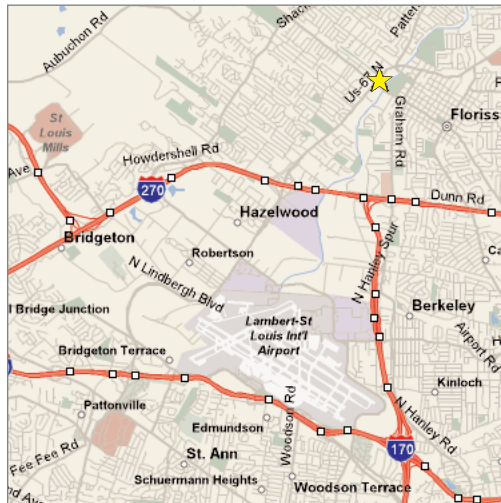


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	13,277	98,532	171,636
Households	5,273	38,567	65,824
Avg HH Inc.	\$50,127	51,402	51,872

Traffic Counts

- 53,616 VPD on N. Hwy 67
- 16,790 VPD on Charbonier Rd



Property Highlights

- Great visibility on N. Hwy 67
- Cross easement to lighted intersection
- Adjoins Sears Hardware
- Redevelopment opportunity
- Tenants in area include Dierbergs, Walgreens, Michaels, & others

Sale Price

\$1,700,000



Commercial Real Estate Services, Worldwide.

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.

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