

FOR SALE

1.17 - 2.63 Acres Commercial Land

11737 Dorsett Rd, Maryland Heights MO 63043



U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	4,930	75,265	151,039
Households	2,085	34,007	66,812
Avg HH Inc.	\$62,376	69,553	75,074

Traffic Counts

- 36,450 VPD on Dorsett Rd
- 171,075 VPD on I-270

Property Highlights

- 2.63 acre site
- Divisible to 1.17 acre
- Zoned C2
- 176' frontage on Dorsett Rd with 2 curbcuts and turn lane
- 55,000 employees & 2,000 businesses within a 5 mile radius
- Area has a unique balance of hospitality, wholesale, retail, manufacturing, office and service industries

New Sale Price

\$710,280 (\$6.20 psf)
\$490,000 (\$4.27 psf)



Commercial Real Estate Services, Worldwide.

Contact

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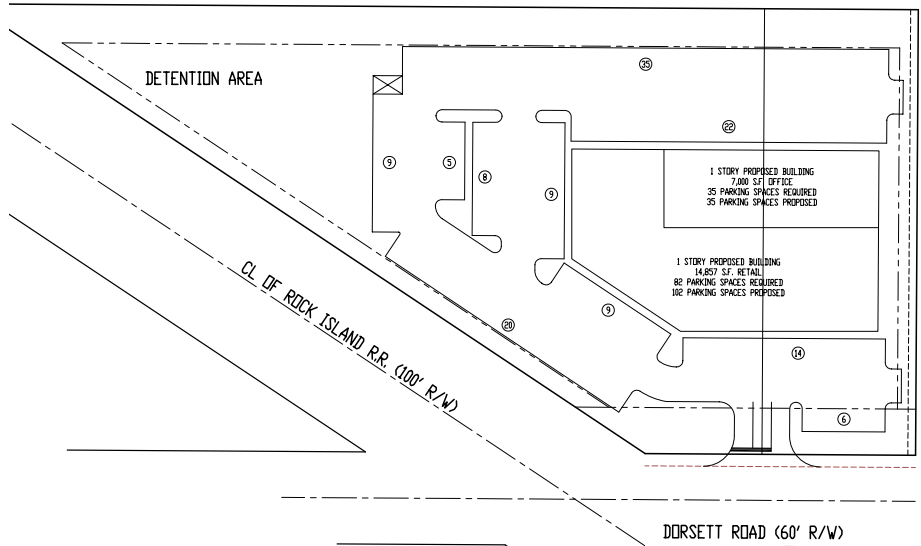
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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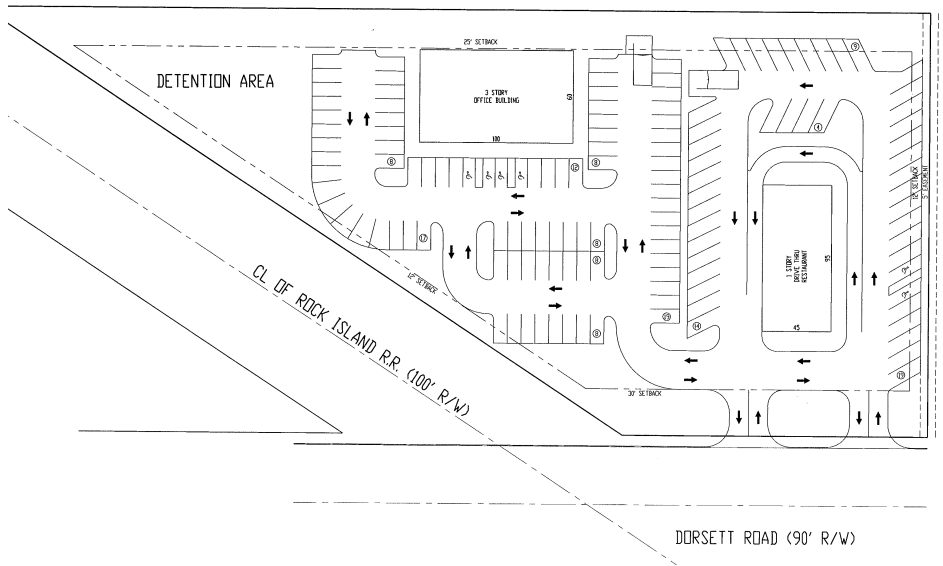
CONCEPTUAL SITE PLANS

11737 Dorsett Rd, Maryland Heights MO 63043

One Building Plan



Two Building Plan



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