

# FOR SALE

## 2,724 SF Retail Building on 2.54 Ac.

1280 S. Highway Dr, Fenton MO 63026

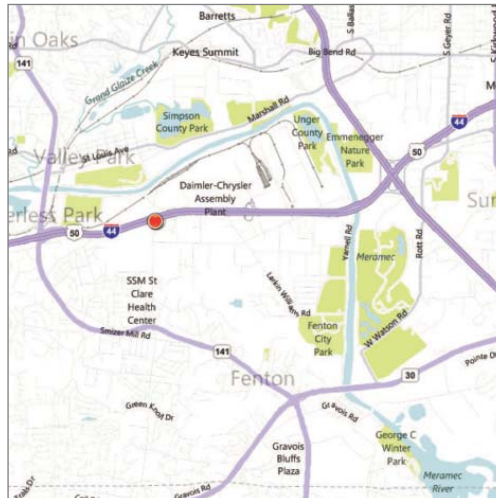


### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	3,383	50,664	138,430
Households	1,190	19,486	54,189
Avg HH Inc. \$	\$81,800	88,922	88,514

### Traffic Counts

- 12,000 VPD on S. Hwy Dr
- 24,390 VPD on Bowles
- 92,547 VPD on I-44



### Property Highlights

- 2,724 SF former bank building located on 2.54 Ac
- Great visibility to both I-44 & Bowles Ave.
- Three curb cuts
- Pylon sign available

### Sale Price

\$1,200,000



Commercial Real Estate Services, Worldwide.

### Contact

Peter Sheahan  
314 994 4081  
psheahan@naidesco.com

John McDonald  
314 994 2325  
jmcdonald@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

# AERIAL

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