

# FOR SALE

## 3,219 SF Building on 2.1 Acres

8280 Hwy 47, St. Clair MO 63077



### Property Highlights

- 2.1 acre site with 3,219 SF building for redevelopment or owner user
- Current building is move-in ready with reception area, 8 offices, bull pen area and 3 safes/vaults
- Building signage available
- TDD district
- Site is located on Hwy 47 between I-44 and St. Clair's approved 200,000 SF retail shopping center (I-44 East Redevelopment Project)
- Ideal redevelopment site for a restaurant, bank or other retail user

### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	2,166	7,922	14,092
Households	860	3,139	5,421
Avg HH Inc.	\$50,022	54,783	58,543



### Traffic Counts

- 12,748 VPD on Hwy 47
- 33,702 VPD on I-44

### Sale Price

\$499,000

### Contact



Commercial Real Estate Services, Worldwide.

Brenda Lowder  
314 994 2327 Direct  
314 952 5238 Mobile  
blowder@nadesco.com

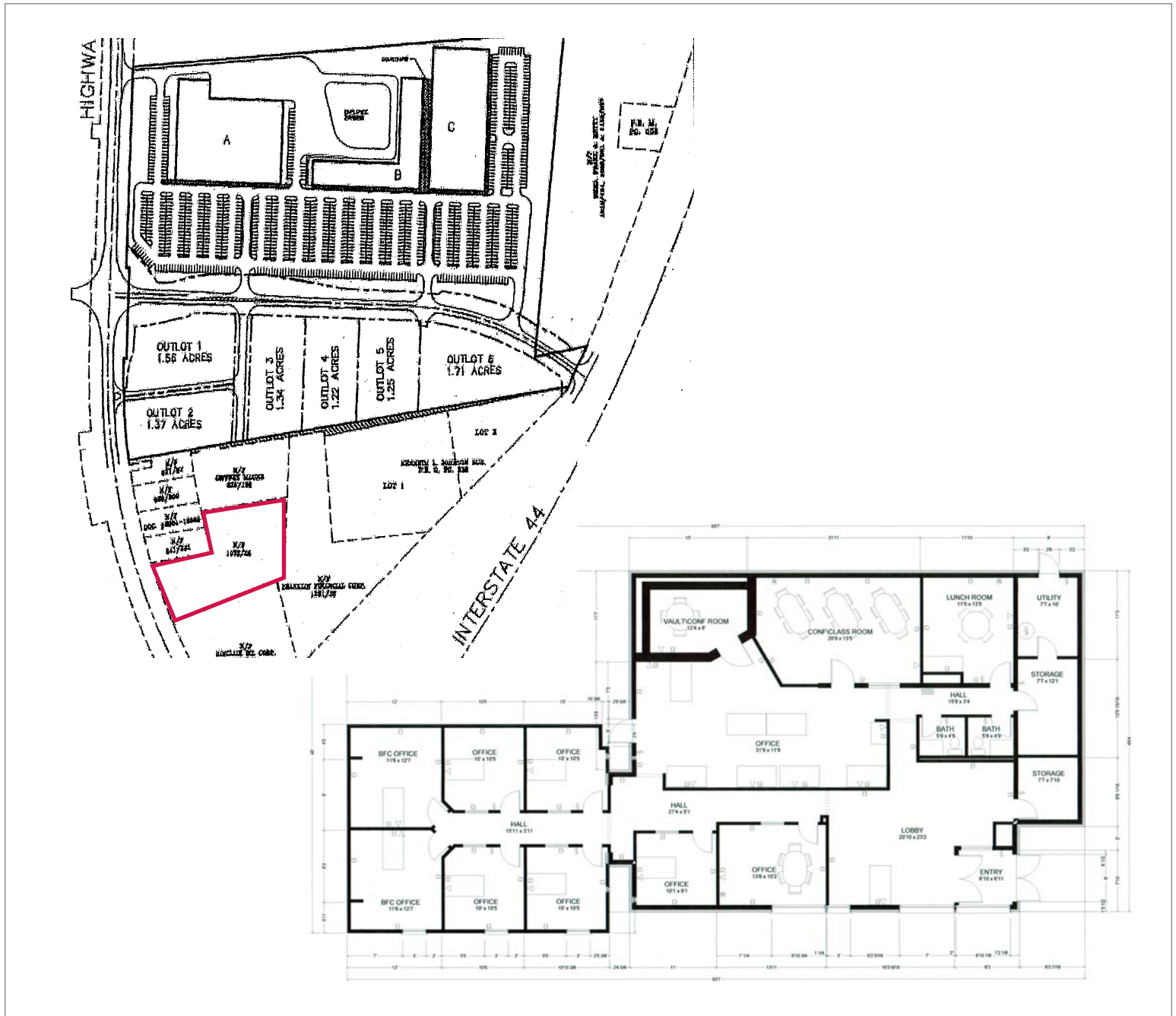
N. Nadine Boon  
314 994 2326 Direct  
314 608 9899 Mobile  
nboon@nadesco.com

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.nadesco.com | info@nadesco.com

# SITE PLAN & FLOOR PLAN

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## Contact

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