

**FLEXIBLE WAREHOUSE &
REDEVELOPMENT
OPPORTUNITY**



SCAN HERE!



CALEB ANTHONIS

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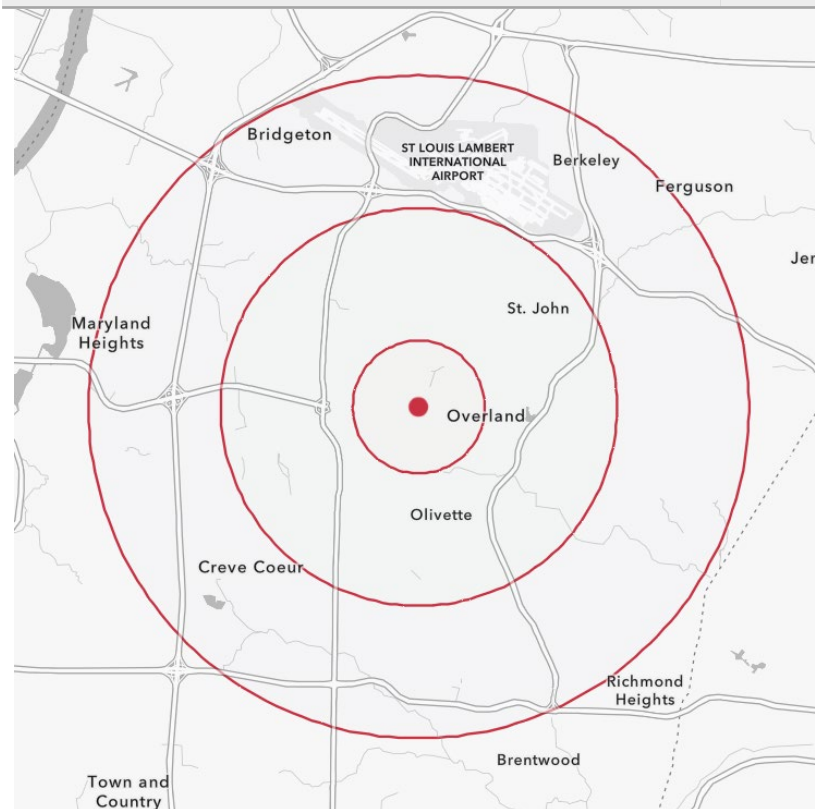
**10041 & 10101 LACKLAND ROAD
ST. LOUIS, MO 63114
8,840 S.F. | \$295,000 (\$33.37/S.F.)**

PROPERTY INFORMATION



- **EXISTING 8,840 SF WAREHOUSE SECTION WITH NEW 60-MIL TPO ROOF— IDEAL TO RETAIN FOR STORAGE OR LIGHT INDUSTRIAL USE.**
- **ADDITIONAL ATTACHED STRUCTURES ARE CANDIDATES FOR DEMOLITION, CREATING A LARGE, FLEXIBLE CONCRETE PAD FOR NEW CONSTRUCTION.**
- **TWO-PARCEL SITE TOTALING 0.63 ACRES—STRONG POTENTIAL FOR RETAIL, COMMERCIAL, OR MIXED-USE REDEVELOPMENT.**
- **HIGH-VISIBILITY LOCATION MINUTES FROM LINDBERGH BLVD, I-170, AND LAMBERT AIRPORT, OFFERING EXCELLENT ACCESS AND TRAFFIC FLOW.**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,455	96,974	213,334
HOUSEHOLDS	5,204	41,749	92,584
AVERAGE HH INCOME	\$74,239	\$100,428	\$126,866



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SITE PLAN



LACKLAND ROAD

BRYANT AVENUE

10041

10101

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