



CREVE COEUR RETAIL/OFFICE BUILDING



AI-generated rendering — for illustrative purposes only.

SCAN HERE!



EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

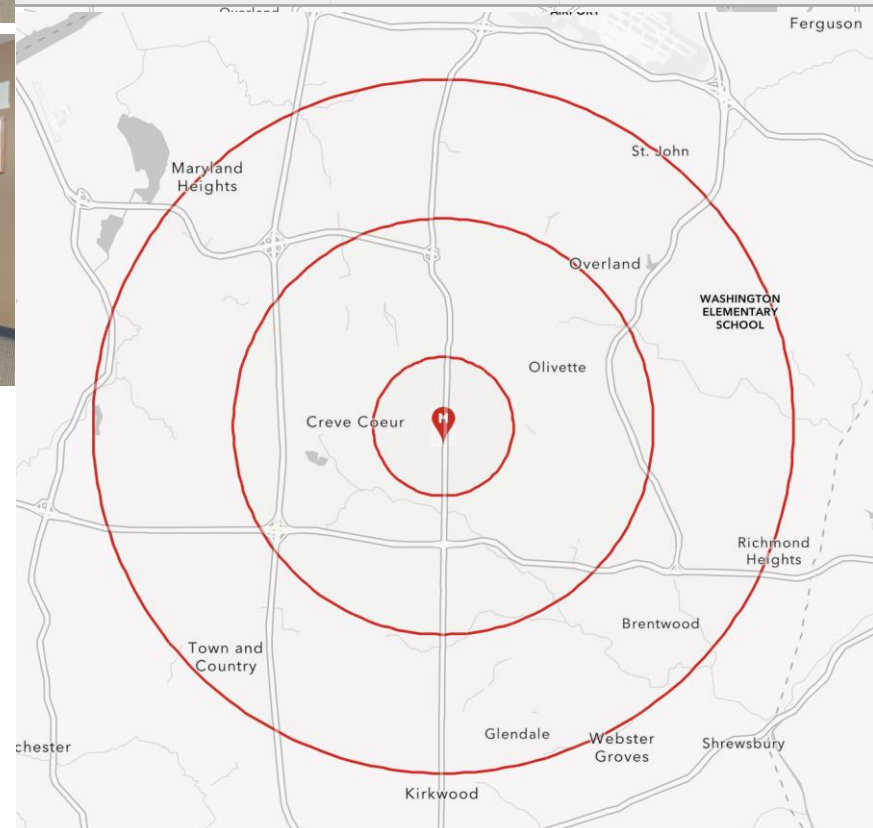
295 N. LINDBERGH BLVD.
ST. LOUIS, MO 63141
13,680 S.F. | \$1,995,000 (\$145.83/S.F.)
1.43 ACRES

PROPERTY INFORMATION



- VERSATILE 13,680 S.F. BUILDING
- EXCELLENT LINDBERGH FRONTAGE WITH 37,000+ V.P.D.
- ZONED GENERAL COMMERCIAL
- IDEAL FOR RETAIL, OFFICE AND LIGHT WAREHOUSE USES
- OVER 52 PARKING SPACES
- NEW ROOF & PARKING LOT (2020)
- SOLAR PANELS INSTALLED 2013
- CENTRALLY LOCATED BETWEEN OLIVE & I-64 ON N. LINDBERGH
- FUNCTIONAL LOWER-LEVEL AT GRADE AT REAR OF BUILDING

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,823	60,775	217,583
HOUSEHOLDS	1,818	26,011	93,438
AVERAGE HH INCOME	\$251,990	\$155,044	\$142,960



SCAN HERE!



EDDIE CHERRY, CCIM

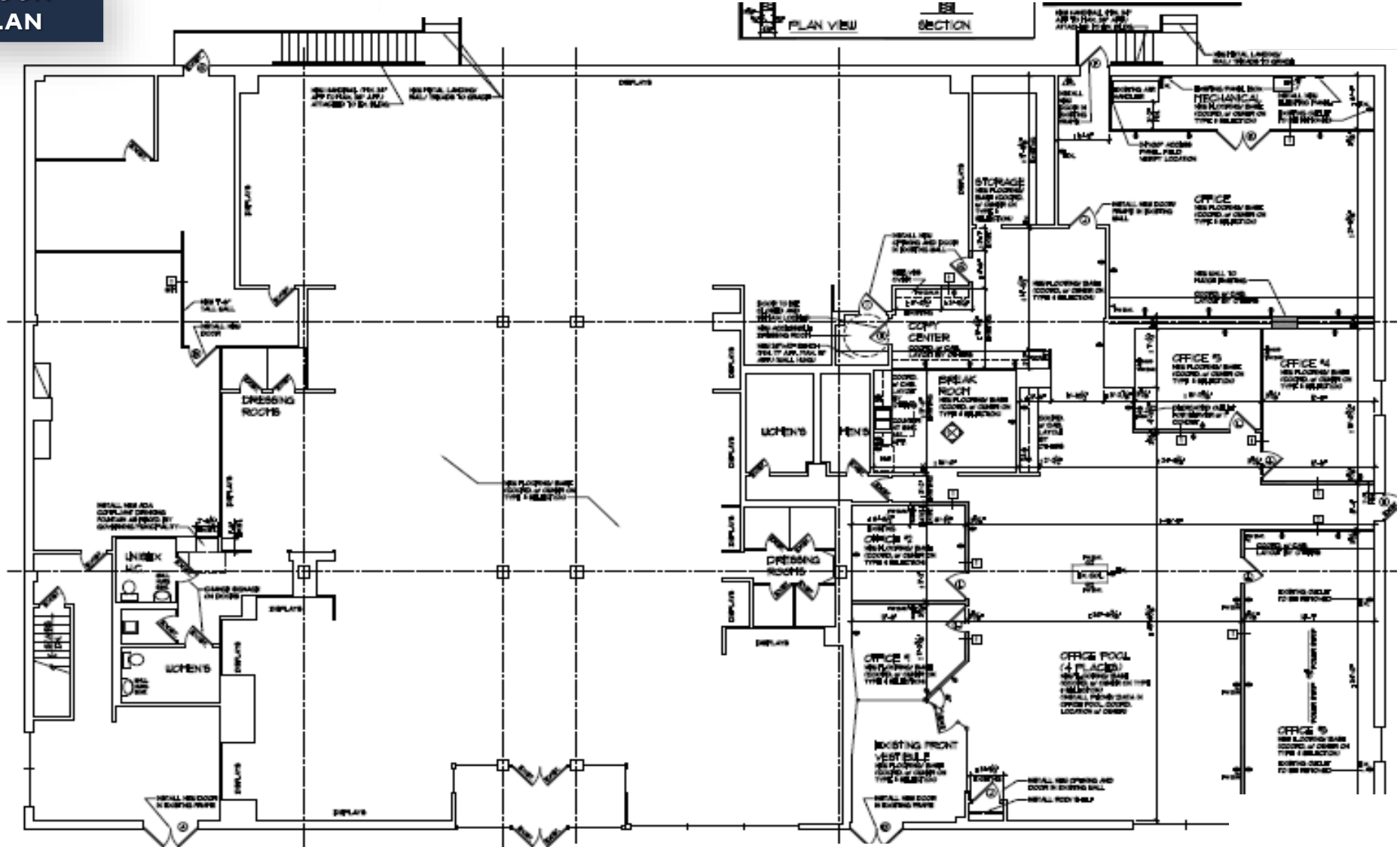
Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

295 N. LINDBERGH BLVD.
ST. LOUIS, MO 63141
13,680 S.F. | \$1,995,000 (\$145.83/S.F.)
1.43 ACRES

PLAN VIEW SECTION



**295 N. LINDBERGH BLVD.
ST. LOUIS, MO 63141
13,680 S.F. | \$1,995,000 (\$145.83/S.F.)
1.43 ACRES**

AERIAL



SCAN HERE!



EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

295 N. LINDBERGH BLVD.
ST. LOUIS, MO 63141
13,680 S.F. | \$1,995,000 (\$145.83/S.F.)
1.43 ACRES

Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.