



**LINDBERGH CENTER
RETAIL AND INDUSTRIAL**

SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

MARK CLARKSON

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

5900-5914 NORTH LINDBERGH BOULEVARD

HAZELWOOD, MO 63042

1,200 - 18,470 S.F. | CONTACT BROKER FOR PRICING

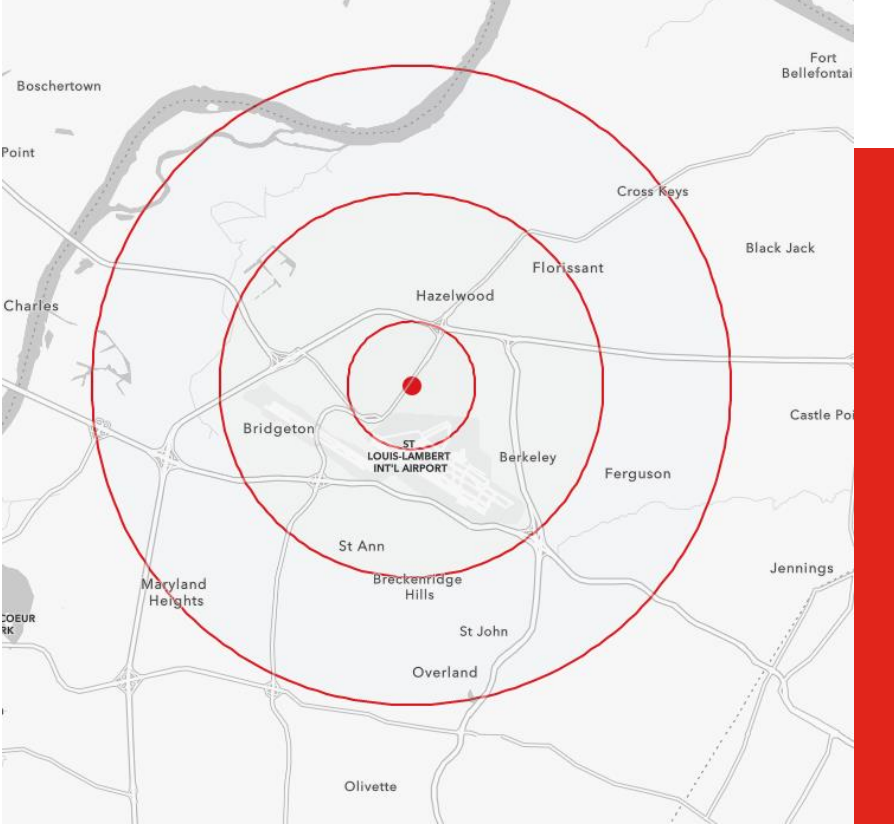
FOR SALE

PROPERTY INFORMATION



- LINDBERGH RETAIL CENTER WAS BUILT IN 1964 IN HAZELWOOD
- RETAIL BUILDING HAS LARGE STOREFRONT WINDOWS THROUGHOUT THE BUILDING, ALLOWING A GREAT AMOUNT OF NATURAL LIGHT INTO EACH SPACE
- PROPERTY IS ZONED "C-2" — GENERAL COMMERCIAL DISTRICT
- BUILDING, WINDOW, AND PYLON SIGNAGE AVAILABLE ALONG NORTH LINDBERGH BOULEVARD
- INDUSTRIAL BUILDING HAS A LARGE OPEN FLOOR PLAN, 25' CEILINGS, DRIVE-IN AND DOCK DOORS, SPRINKLERS, TEMPERATURE AND HUMIDITY CONTROL, AND OFFICE SPACE
- MINUTES AWAY FROM CROWNE PLAZA, ST. LOUIS AIRPORT
- LOCATED A FEW MINUTES SOUTH OF INTERSTATE-270 AND WEST OF INTERSTATE-170

| DEMOGRAPHICS | | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--|----------|----------|----------|
| POPULATION | | 2,203 | 63,982 | 189,182 |
| HOUSEHOLDS | | 1,133 | 27,095 | 77,617 |
| AVERAGE HH INCOME | | \$64,154 | \$75,411 | \$75,189 |



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
 Caleb@ManorRealEstate.com

MARK CLARKSON

Phone: 314.647.6611 ext. 127
 MClarkson@ManorRealEstate.com

5900-5914 NORTH LINDBERGH BOULEVARD

HAZELWOOD, MO 63042

1,200 - 18,470 S.F. | CONTACT BROKER FOR PRICING

AERIAL



RETAIL SPACE

| SUITE | S.F. | STATUS |
|---------|-------|---------------------------|
| 5900 | - | LEASED |
| 5904 | - | LEASED |
| 5906 | 1,200 | AVAILABLE |
| 5908 | - | LEASED |
| 5910-12 | - | LEASED |
| 5914 | 4,544 | AVAILABLE \$12.00/S.F. |
| 5914A | 1,563 | AVAILABLE \$6.00/S.F. |

INDUSTRIAL SPACE

| SUITE | S.F. | STATUS |
|-------|--------|---------------------------------|
| 183 | 11,163 | AVAILABLE \$6.00/S.F. N.N.N. |
| 185 | - | LEASED |
| 187 | - | LEASED |
| 189 | - | LEASED |
| 193 | - | LEASED |

SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

MARK CLARKSON

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

5900-5914 NORTH LINDBERGH BOULEVARD
 HAZELWOOD, MO 63042
 1,200 - 18,470 S.F. | CONTACT BROKER FOR PRICING