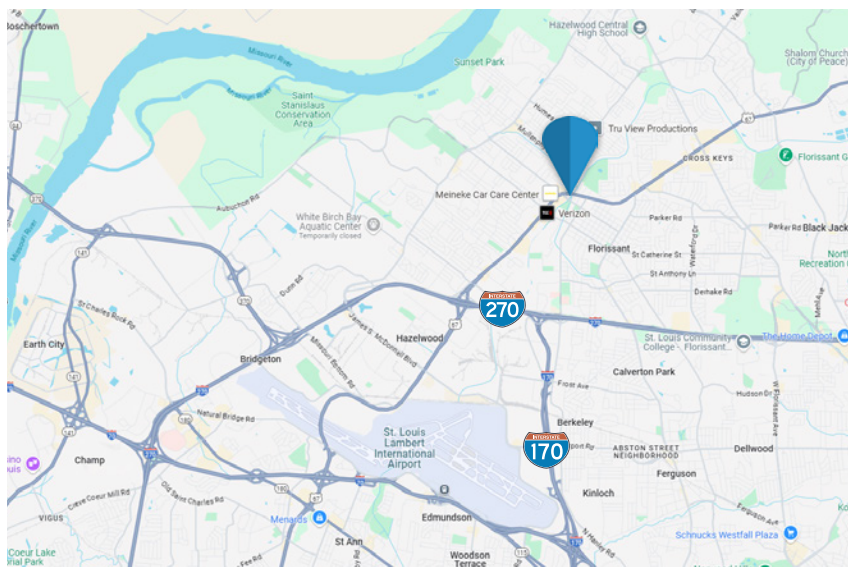


## FOR LEASE

843-855 N Highway 67  
St. Louis, MO 63031



- Commercially Zoned
- Ample Parking
- Lots of Visibility
- Call for Info



**Price: \$12.00/SF**

**Ken Wedberg**

Office: 314-446-7540

Cell: 314-374-6670

wedberg@realtyexchangeweb.com

**Sam Vandergriff**

Office: 314-647-0130 ext. 4055

Cell: 314-307-9336

vandergriff@realtyexchangeweb.com

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

## Summary

### The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned Retail Building, 843-855 N Highway 67, St. Louis, MO 63031.

### Investment Highlights

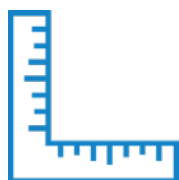
- Commercially Zoned
- Ample Parking
- Lots of Visibility

All offers will be considered. The owners are not offering any financing.



**4**

UNITS



**8,000**

SQ FT



**1967**

BUILT



**\$12/SF**

PRICE

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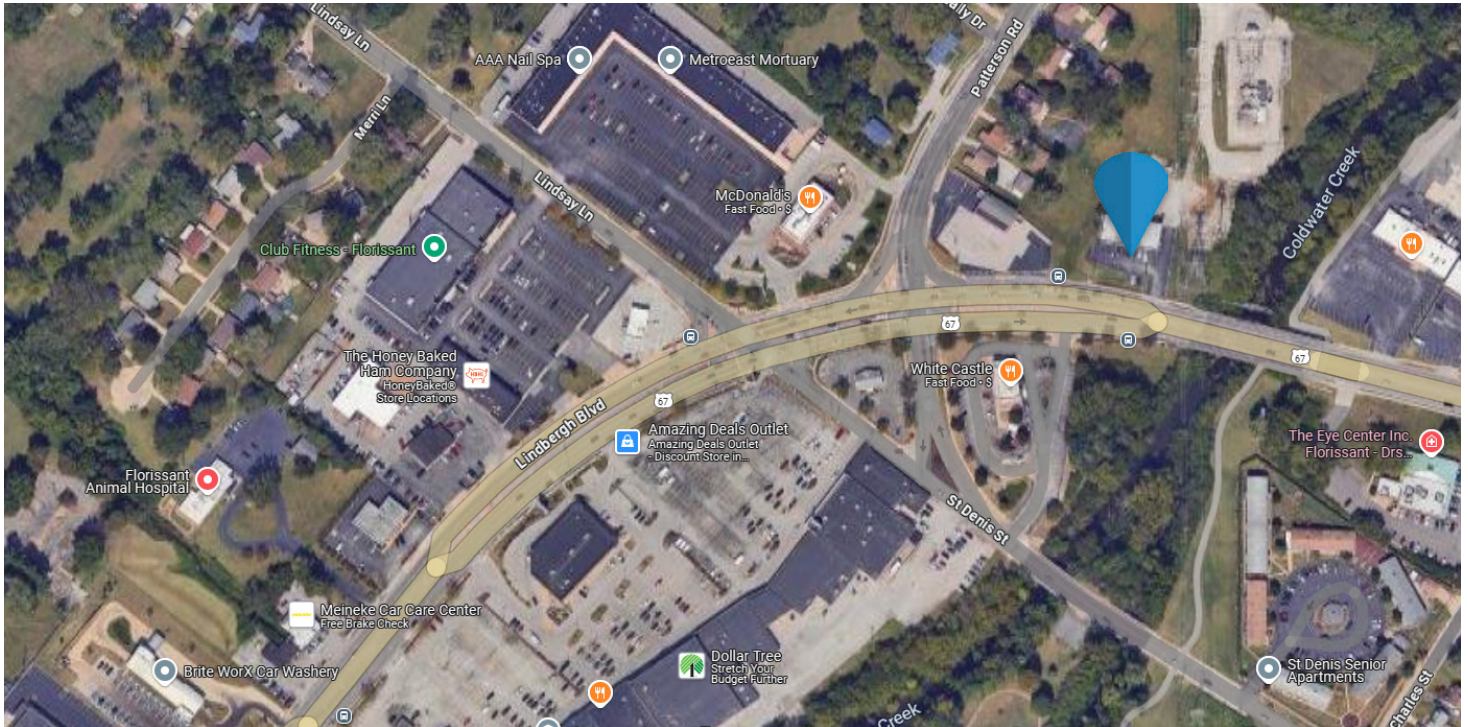
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## Location



Demographics	1 Mile	3 Mile	5 Mile
Population	13,969	99,625	159,623
Households	5,840	40,072	64,377
Average Household Income	\$80,594	\$84,627	\$83,039
Traffic Volume	28,231	76,435	137,693

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## Market

North County consists of 21 municipalities some of which include Bellefontaine Neighbors, Florissant, Hazelwood, Saint Ann, Ferguson, Jennings and Dellwood. North County's convenient location provides easy access to St. Louis County and Downtown St. Louis. North County is home to many major corporations including Boeing, Lambert St. Louis International Airport, Emerson Electric Company, GKN Aerospace Mallinckrodt. You'll find public transportation, beautiful parks, cultural attractions and outstanding public and private schools.



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## Demographics



**5,840**  
HOUSEHOLDS



**13,969**  
POPULATION



**2.37**  
AVERAGE  
HOUSEHOLD SIZE



**\$80,594**  
AVERAGE  
HOUSEHOLD INCOME



**\$250,491**  
AVERAGE  
HOUSING VALUE



**93.8%**  
EMPLOYMENT



**55.3%**  
WHITE COLLAR  
WORKERS

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