

For Sale/Lease

NAIDESCO

Weldon Spring Pkwy & O'Fallon Rd
Weldon Spring, MO 63304



Property Highlights



For Sale/Lease
4.73 Acres



Development Opportunity



Easy Access
to Hwy 94 & I-64



Sale Price: \$15 - \$20 / SF
Lease Rate: \$1.85 / SF

For more information, please contact:



William Barnes

d (314) 994 - 4401
c (314) 578 - 1708
wbarnes@naidesco.com



Corbin Cox

d (314) 994 - 2326
c (314) 624 - 7686
ccox@naidesco.com

NAIDESCO

8112 Maryland Ave, Suite 300
St. Louis, MO 63105
(314) 994 - 4800
naidesco.com

Property Features

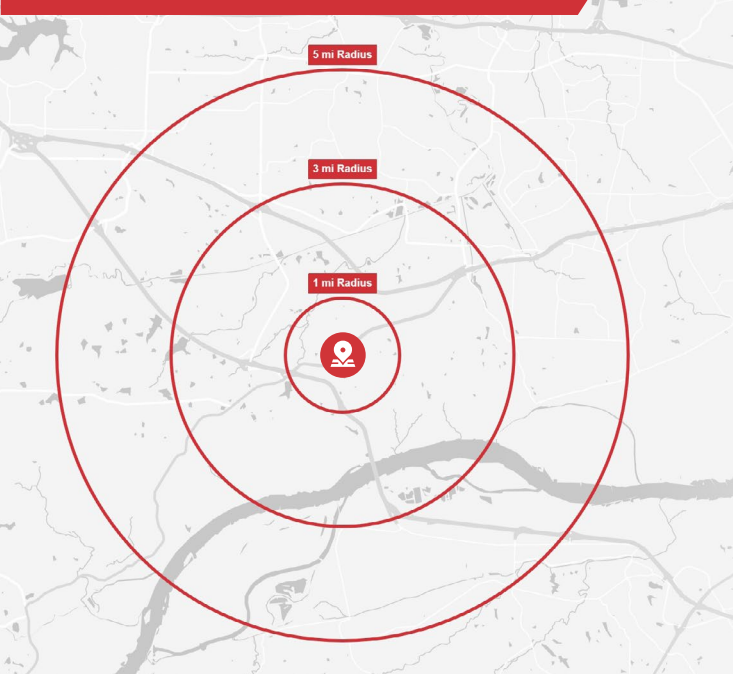
- 4.73 acres available at a lighted intersection
- Zoned Planned Commercial
- Located on Hwy 94 at O'Fallon Rd
- Directly in front of CenterPointe Hospital
- Easy access to I-64
- Traffic counts of 32,451 VPD on Hwy 94

Sale Price:
\$15 - \$20 / SF

Lease Rate:
\$1.85 / SF



Demographics



POPULATION



AVG. HH
INCOME



HOUSEHOLDS

1 MILE

4,040

\$165,596

1,582

3 MILES

31,729

\$180,922

11,746

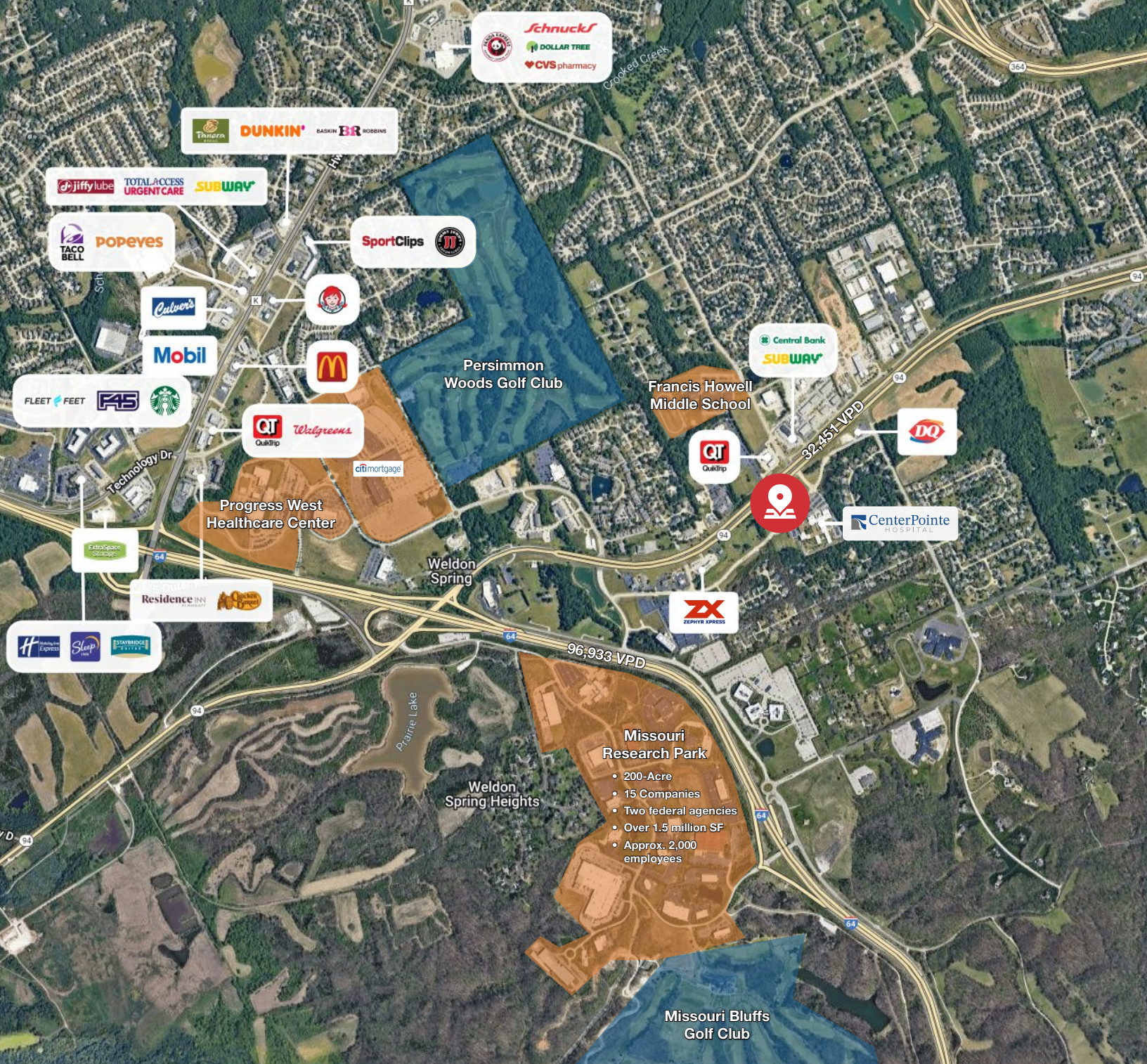
5 MILES

109,788

\$166,543

40,774





William Barnes

d (314) 994 - 4401
c (314) 578 - 1708
wbarnes@naidesco.com



Corbin Cox

d (314) 994 - 2326
c (314) 624 - 7686
ccox@naidesco.com



NAIDESCO

8112 Maryland Ave, Suite 300
St. Louis, MO 63105
(314) 994 - 4800

naidesco.com