

# For Sale

**NAIDESCO**

**4500 N. Euclid Ave.**  
St. Louis, MO 63115



## Property Highlights



**For Sale**  
4.3 Acres



**Land, Ideal for**  
Industrial Development



**Exceptional Visibility**  
Directly Off I-70



**Sale Price:**  
\$244,500

For more information, please contact:



**Jeff Eisenberg**

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**NAIDESCO**

8112 Maryland Ave, Suite 300

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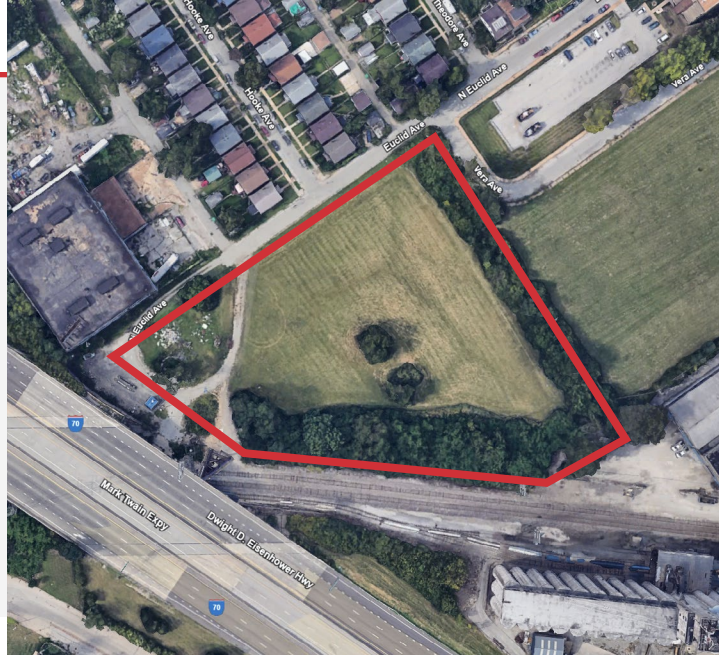
[naidesco.com](http://naidesco.com)



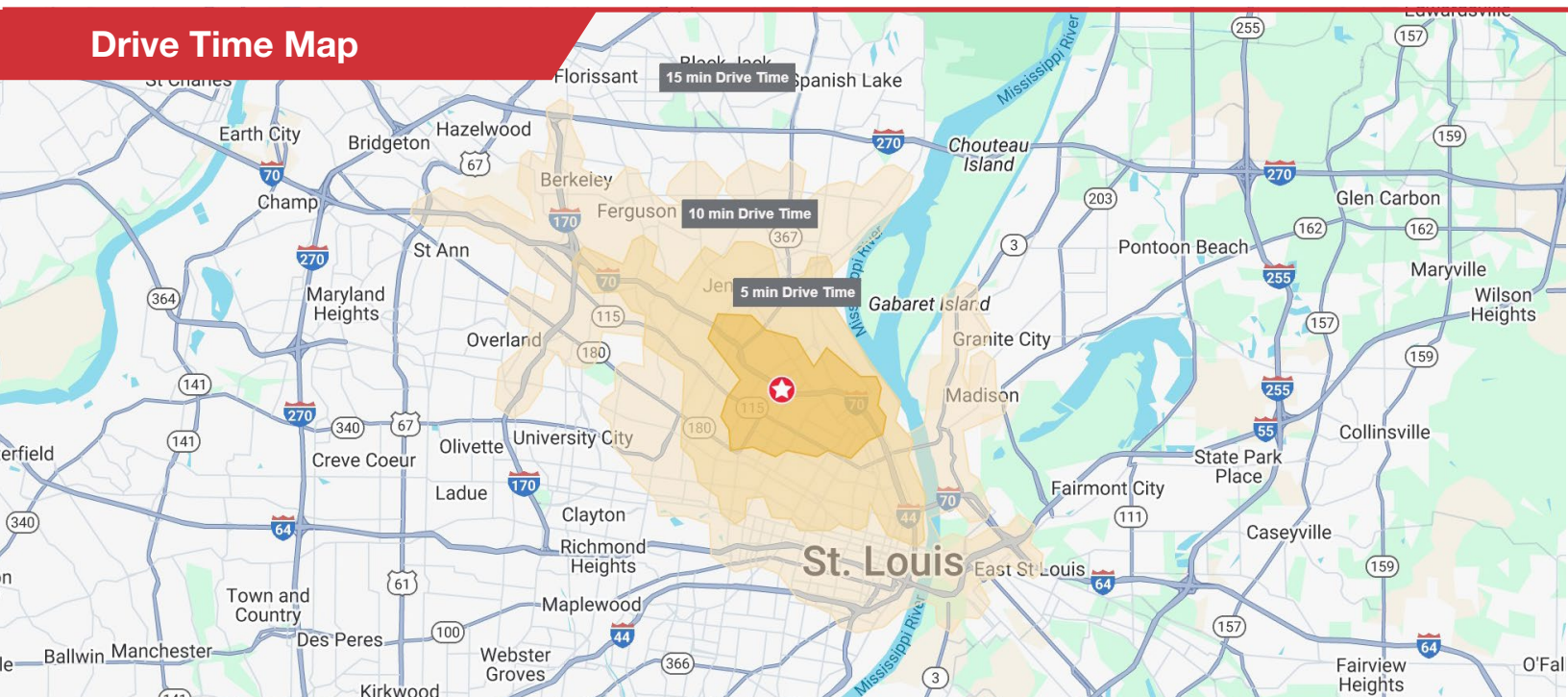
## Property Features

- Ideal for Industrial, Office, Office Park or Warehouse
- Conveniently located right off of Hwy. 70, with close proximity to downtown St. Louis and Lambert Airport
- Great visibility directly off the highway
- Located in the northern part of St. Louis, an area with ongoing urban development and potential for growth, making this property a great investment opportunity.

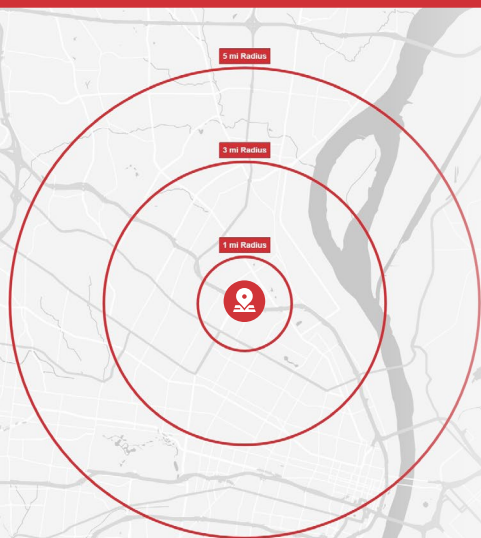
 **Sale Price: \$244,500**



## Drive Time Map



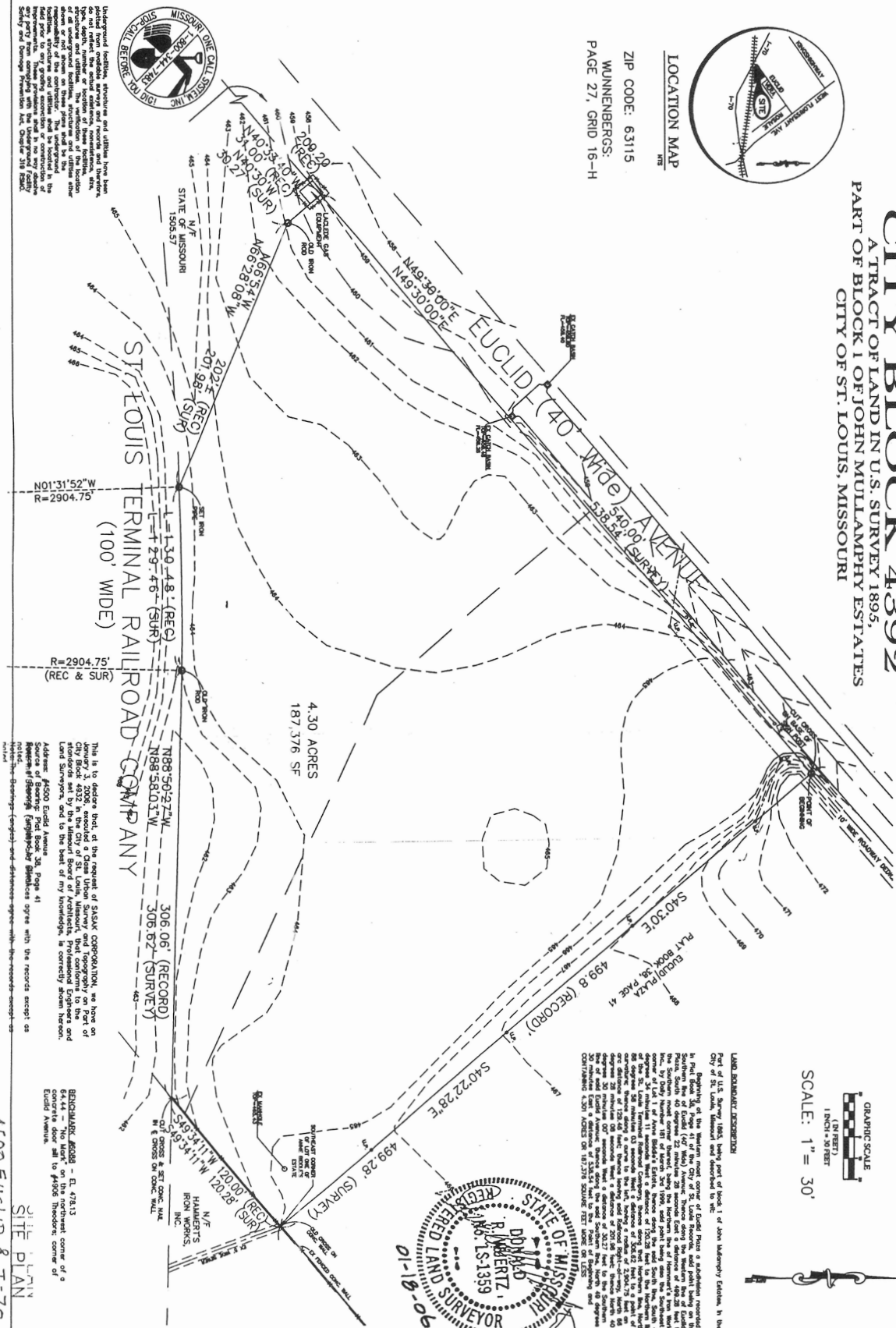
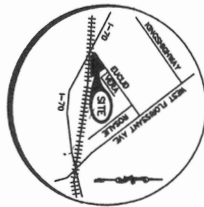
## Demographics



	POPULATION	DAYTIME POPULATION	AVG. HH INCOME	HOUSEHOLDS
1 MILE	10,559	7,572	\$55,711	4,728
3 MILES	91,970	63,661	\$62,514	40,198
5 MILES	250,358	235,004	\$79,685	114,251

**CITY BLOCK 4392**  
A TRACT OF LAND IN U.S. SURVEY 1895,  
PART OF BLOCK 1 OF JOHN MULLAMPHY ESTATES  
CITY OF ST. LOUIS, MISSOURI

LOCATION MAP  
MRS  
ZIP CODE: 63115  
MUNNENBERGS:  
PAGE 27, GRID 16-H



GRAPHIC SCALE  
(IN FEET)  
1 INCH = 30 FEET  
SCALE: 1" = 30'

LAND BOUNDARY DESCRIPTION

Part of L. E. Sharkey (1885), today part of the City of St. Louis, is shown in the photograph. The photograph is a black and white aerial view of a city street, likely Main Street, showing a row of buildings and a streetcar. The text is a vertical caption on the right side of the photograph.

4500 EUCLID & I-70

4500 EUCLID &amp; I-70

SHEET 1  
SHEET 1

**SCHUMACHER SURVEYING & ENGINEERING, INC.**  
**LAND SURVEYING • CIVIL ENGINEERING**

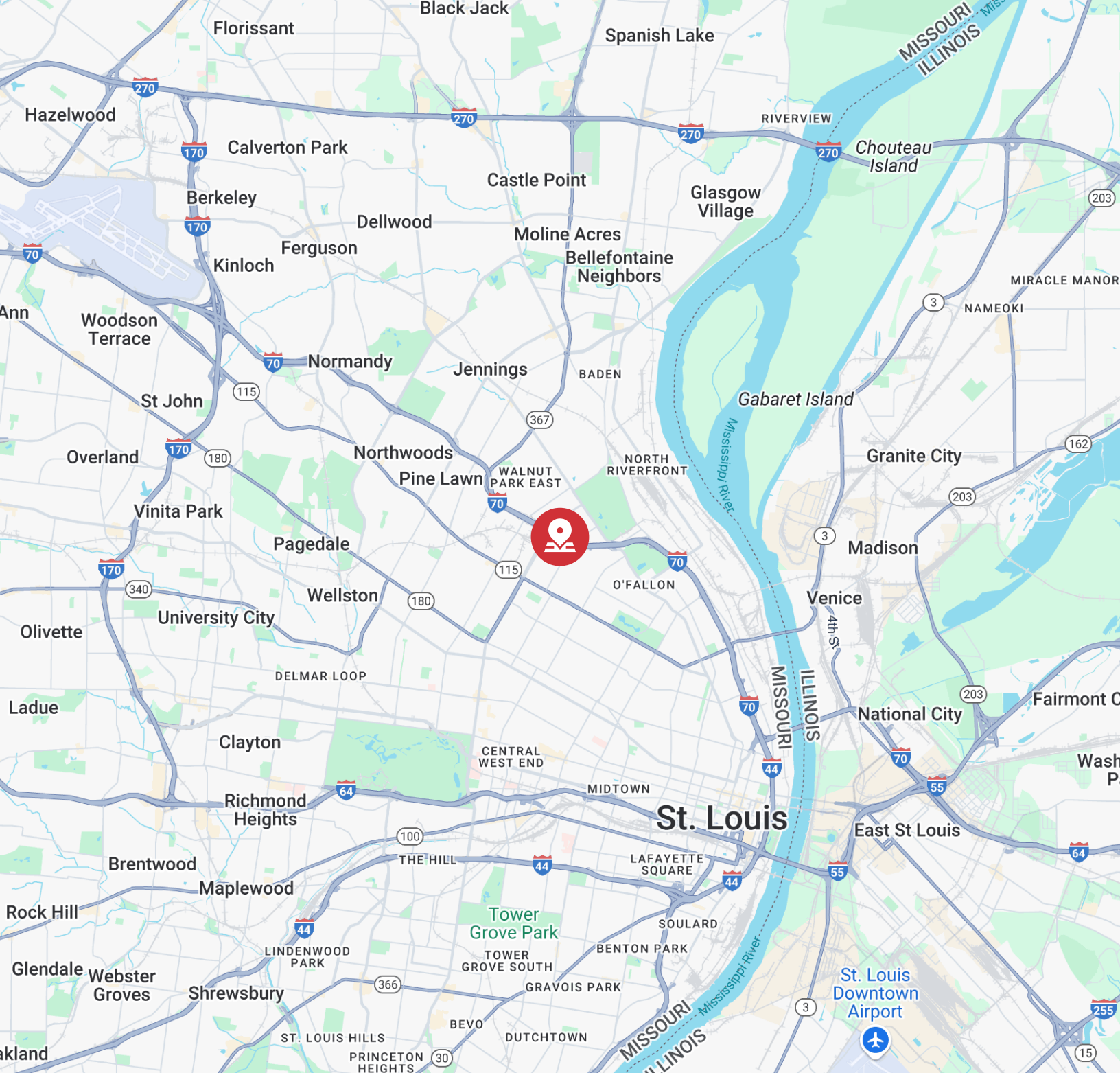
18019 Manchester Rd. • Suite 140 St. Louis, Missouri, 63111  
 (314) 961-1100 • Telex 154211 • Cable 154211

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C.B. 4392  
SITE PLAN

**PREPARED FOR:**  
SASAK CORPORATION  
CO/ Amerut Patel  
8711 St. Charles Rock Road  
St. John, Missouri 63114  
Phone: 314-426-3115





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