

PROPERTY HIGHLIGHTS

- » Strategic Location on Natural Bridge Road, with excellent visibility and access
- » Strong traffic counts with visibility from I-170 and Lambert International Airport
- » In-Fill location with barriers to entry
- » Improved Site ready for new Development

FOR SALE \$1,499,000 (\$11.95 SF) | 2.88 +/- ACRES

For more information, contact:

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Director

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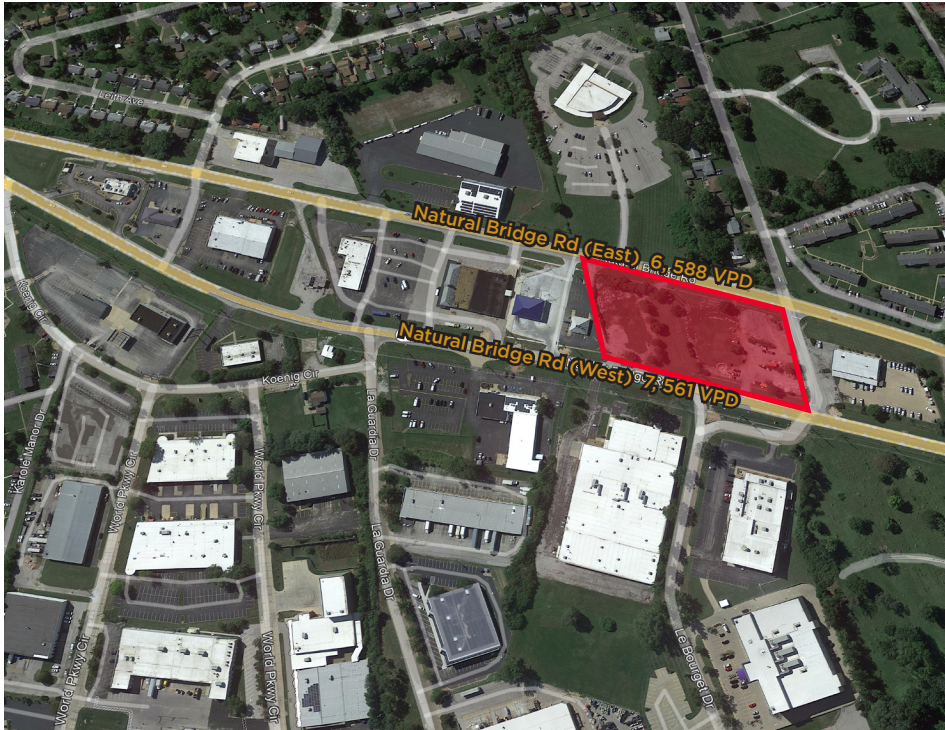
David Wirth

Director

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AERIAL



PROPERTY OVERVIEW

Location: The subject property is a 2.88 +/- acre site on Natural Bridge Rd between I-170 and Lambert International Airport in St. Louis, Missouri

Municipality: City of Berkely

Total Land Area: 2.88 +/- acres

Submarket: North County

Address	9454 Natural Bridge Rd	Parcel ID: 13K610115
Parcel ID:	9475 Natural Bridge Rd	Parcel ID: 13K610258
	4304 McKibbon Rd	Parcel ID: 13K610171

Existing Zoning: C-2 General Commercial District

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Average Household Income	\$52,768	\$53,443	\$68,315
Population (2021)	3,642	35,750	110,577
Daytime Population (2021)	9,024	90,046	273,676

TRAFFIC COUNT

Natural Bridge Rd. at I-170 129,746 VPD

CUSHMAN & WAKEFIELD

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