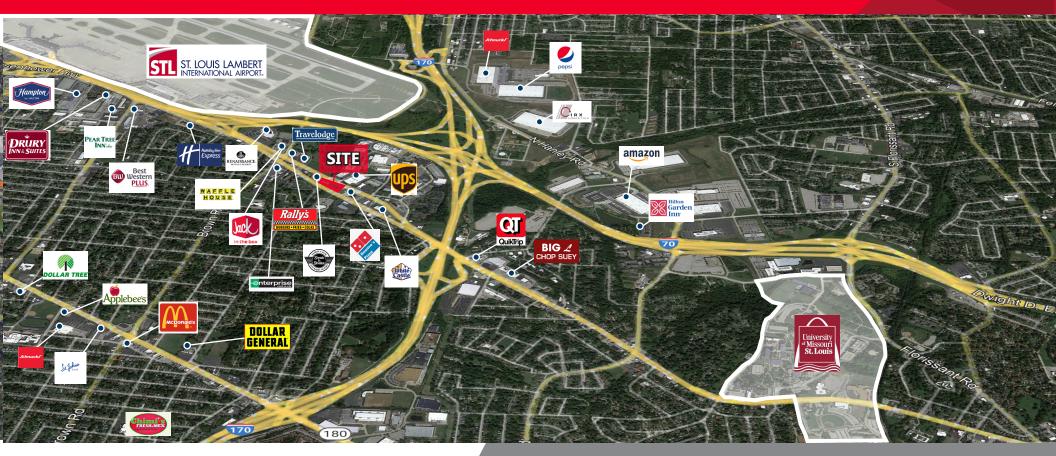


9454-9474 Natural Bridge Rd.

St. Louis, MO 63134

In-Fill **Development Site**



PROPERTY HIGHLIGHTS

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

- » 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 more information, contact:

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AERIAL



PROPERTY OVERVIEW

The subject property is a 2.88 +/- acre site on Natural Bridge Rd between I-170 and Lambert International Location: Airport in St. Louis, Missouri Municipality: City of Berkely 2.88 +/- acres Total Land Area: Submarket: North County 9454 Natural Bridge Rd Parcel ID: 13K610115 Address 9475 Natural Bridge Rd Parcel ID: 13K610258 Parcel ID: 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

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