



1.08 Acre Outlot
For Sale

The Crossings at Northwest Outlot Opportunity

Lindbergh Blvd & St. Charles Rock Rd, St. Ann MO

For more information:

Peter Sheahan

314 994 4081 • psheahan@naidesco.com

Michelle Miller

314 994 4944 • mmiller@naidesco.com



8112 Maryland Ave, Suite 300 | St. Louis MO 63105
314 994 4444 | info@naidesco.com | naidesco.com



The Crossings at Northwest Outlot Available

Property Features

- 1.08 acre interior outlot for sale
- Directly adjacent to Edge Fitness
- Drive-thru permitted
- Access from both Lindbergh Blvd and St Charles Rock Rd
- Parking Ratio = 5.88/1,000
- Part of a 100,000 SF new retail development with 850,000 SF of office space on site
- Anchored by Menard's, Edge Fitness, Bob's Discount Furniture & Value City Furniture

Trade Area Demographics

- Population: 174,383
- Households: 74,941
- Average Household Income: \$63,943
- Median Household Income: \$55,239
- Daytime Population: 166,875

Traffic Counts

- 44,540 VPD on St. Charles Rock Rd
- 43,800 VPD on N. Lindbergh
- 159,740 VPD on I-70
- 187,552 VPD on I-270

Sale Price

\$846,800 (\$18.00 psf)

For more information:

Peter Sheahan

314 994 4081 • psheahan@naidesco.com

Michelle Miller

314 994 4944 • mmiller@naidesco.com



8112 Maryland Ave, Suite 300 | St. Louis MO 63105
314 994 4444 | info@naidesco.com | naidesco.com



THE CROSSINGS AT NORTHWEST

Overall Site Plan







Aerial View

