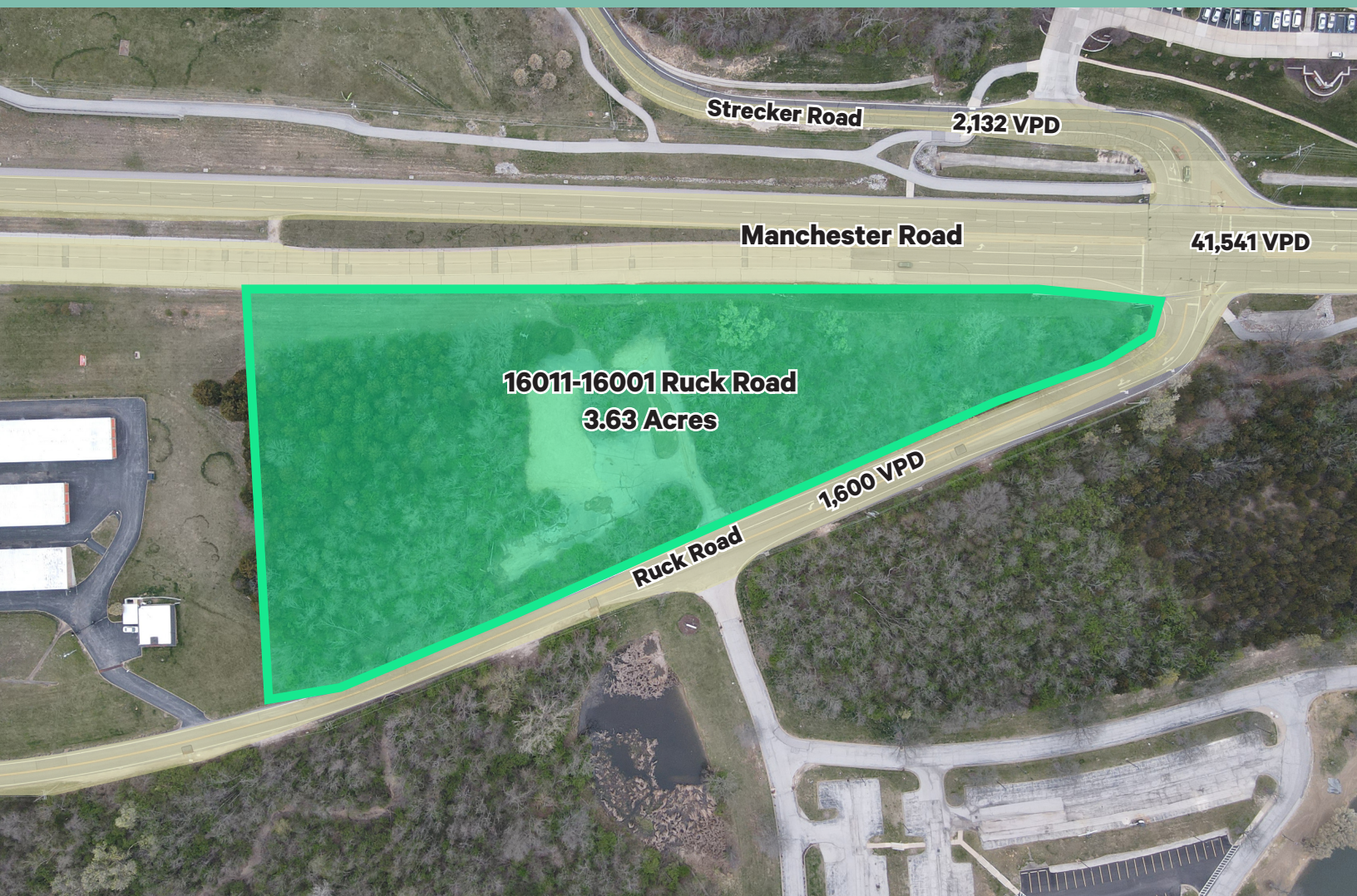


3.63 Acres For Sale

Prime Redevelopment Opportunity

16011-16001 Ruck Road
Ellisville, MO 63021
www.cbre.com/stlouis

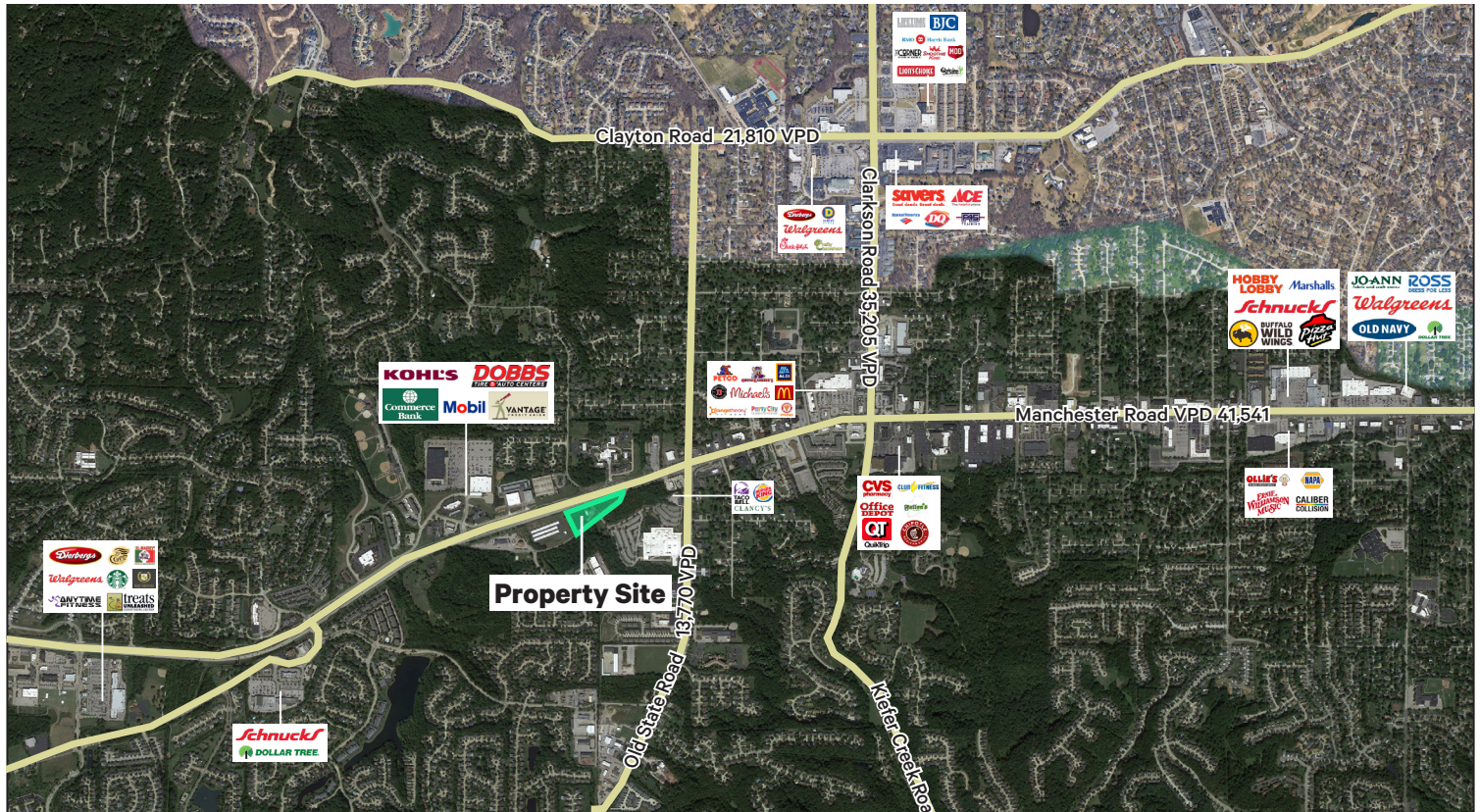
Sale Price: \$1,400,000 (\$8.85/SF)



3.63 Acres for Sale

16011-16001 Ruck Road | Ellisville, MO 63021

For Sale



Property Details

- + 3.63 acres between two parcels (158,122 SF)
- + Current Zoning: M-1 (light industrial)
- + Highly visible site situated at the corner Manchester & Ruck Road
- + Potential uses: Retail, General Commercial & Business uses
- + Approximately 1,000 feet of frontage on Manchester Road in West County (Ellisville)
- + Sale Price: \$1,400,000 (\$8.85/SF)

Demographics	1-Mile	3-Miles	5-Miles
Daytime Population	10,615	49,240	100,913
Average Household Income	\$158,786	\$172,544	\$174,777
Median Household Income	\$111,259	\$121,411	\$122,655
Population	10,152	59,140	125,316
Households	4,257	22,495	47,993

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