



±1 Acre Lot & ±3.32 Acre Lot
Available for Sale or Lease
OWNER FINANCING/EQUITY PARTICIPATION

For Sale or Lease →

5957 & 5949 HOWDERSHELL RD
HAZELWOOD, MO 63042

CONTACT US

Jason Morgan
314.560.8114 | jm@ccr-stl.com

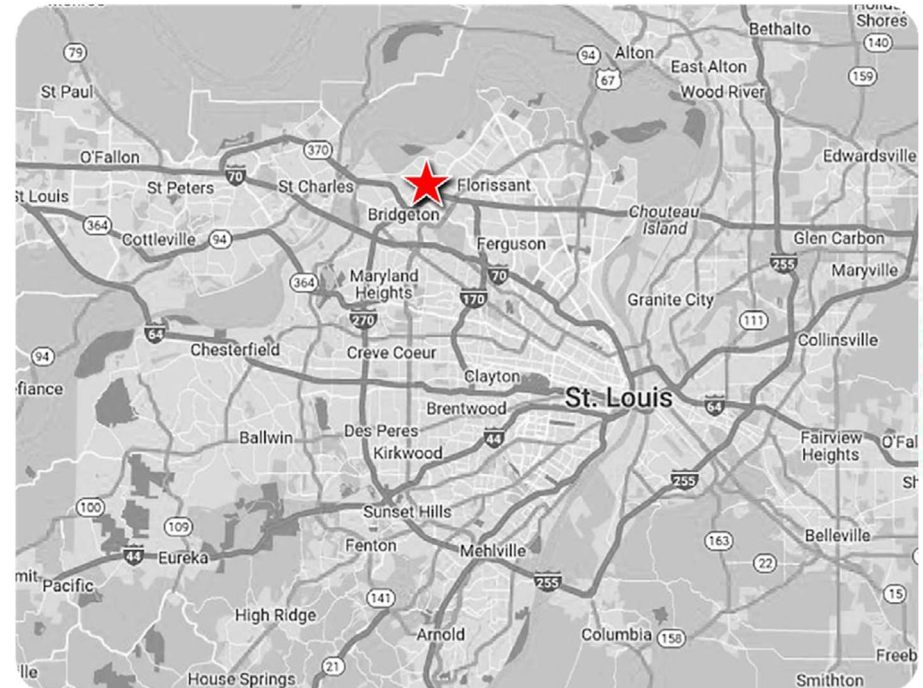
Tommy Leonard
314.675.5240 | leonard@ccr-stl.com

Property Details

- ▶ High Traffic, High Exposure Retail/Commercial Property for Sale or Lease
- ▶ **5957 Howdershell Rd., St. Louis, MO 63042**
 - ▶ ±1.00 Acre Lot
 - ▶ For Sale: \$13.30/SF (\$579,348)
- ▶ **5949 Howdershell Rd., St. Louis, MO 63042**
 - ▶ ±3.32 Acre Lot
 - ▶ For Sale: \$7.50/SF (\$1,084,644)
- ▶ **5949 Howdershell Rd., LOT B, St Louis, MO 63042 (To Be Created)**
 - ▶ ±0.50 Acre Lot
 - ▶ For Sale: \$8.00/SF (\$174,240)
- ▶ Can subdivide down or combine for a total of ±4.42 Acres
- ▶ Utilities at or near the property and includes off-site detention
- ▶ Zoned C-2 Commercial
- ▶ Owner financing up to 50% at 2.95%
- ▶ Owner open to equity participation
- ▶ FOR SALE OR LEASE: [Call Broker for Details!](#)

2023 Demographics

RADIUS	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 Mile	5,686	2,465	\$64,593
3 Mile	40,582	17,608	\$78,857
5 Mile	142,399	58,613	\$76,474



Traffic Counts

- ▶ Howdershell Rd: 33,833 VPD
- ▶ I-270: 134,425 VPD ('22)
- ▶ I-44: 45,818 VPD ('22)

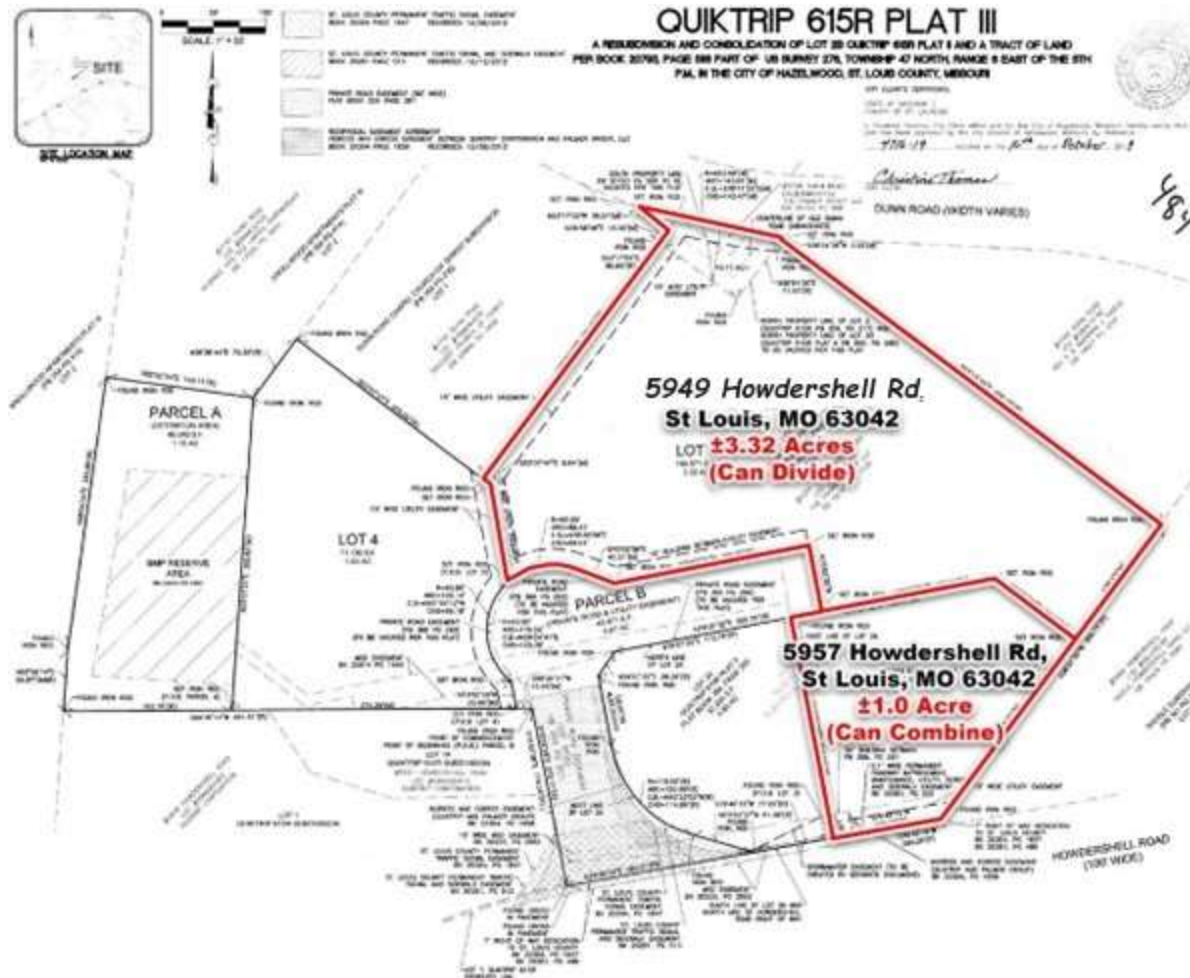
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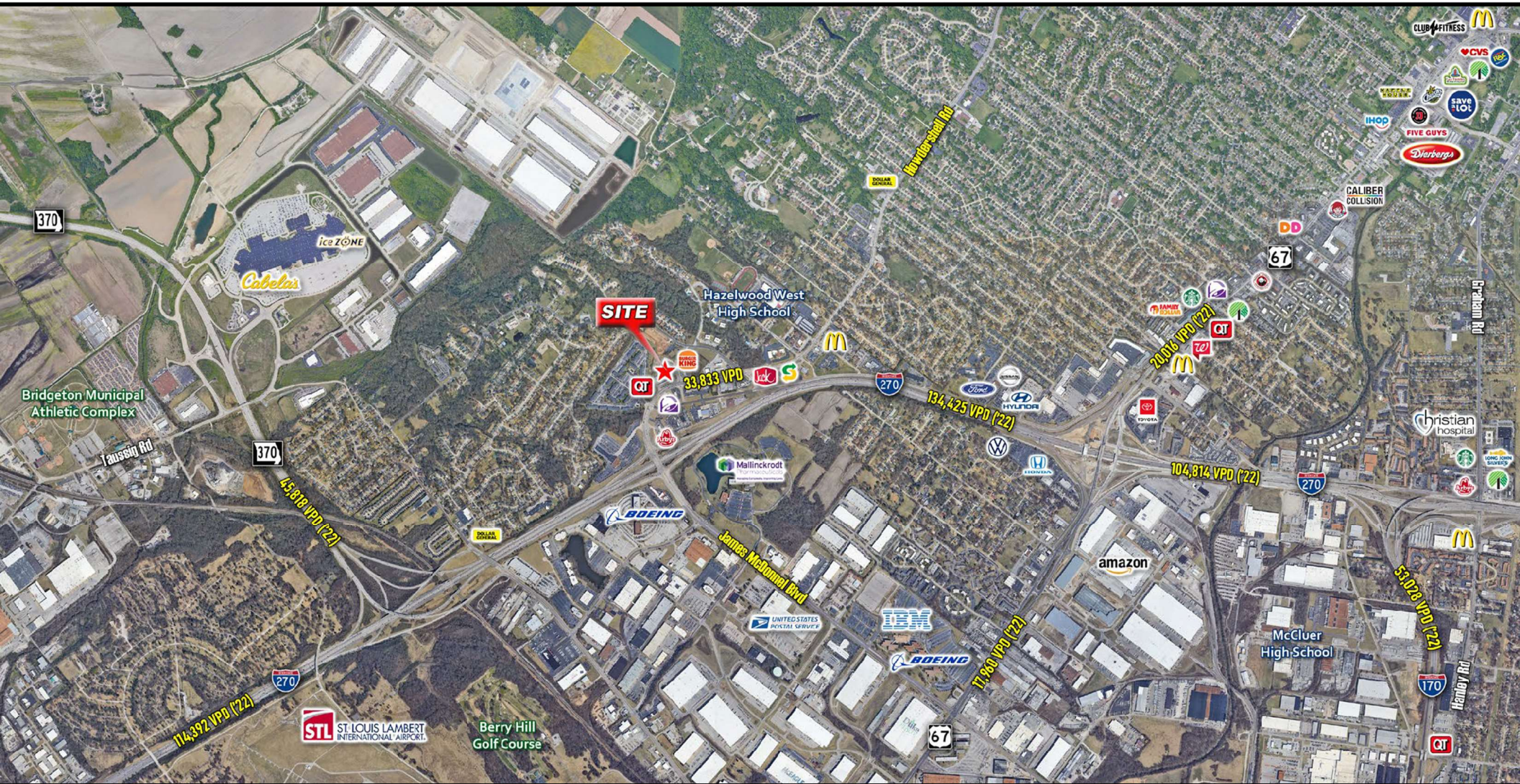
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