

**DO NOT DISTURB TENANT**



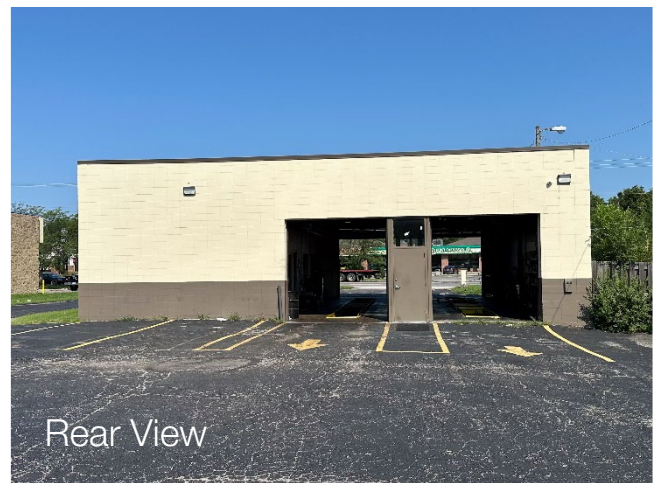
## 7760 N. Lindbergh

Hazelwood, MO 63042

### Property Features

- 2,500 SF oil change building with 2 drive-thru service bays on 0.52 acres
  - 2,000 SF auto service space
  - 500 SF office & customer area
  - 1,500 SF lower level 5' clear storage and auto service area
- Terrific traffic counts (45,876 VPD) and demographics along the busiest trade corridor in North St. Louis County

**Sale Price / Lease Rate:** Contact Broker



For more information:

**Bill Barnes**

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# Interior Photos

7760 N. Lindbergh Blvd  
Hazelwood, MO

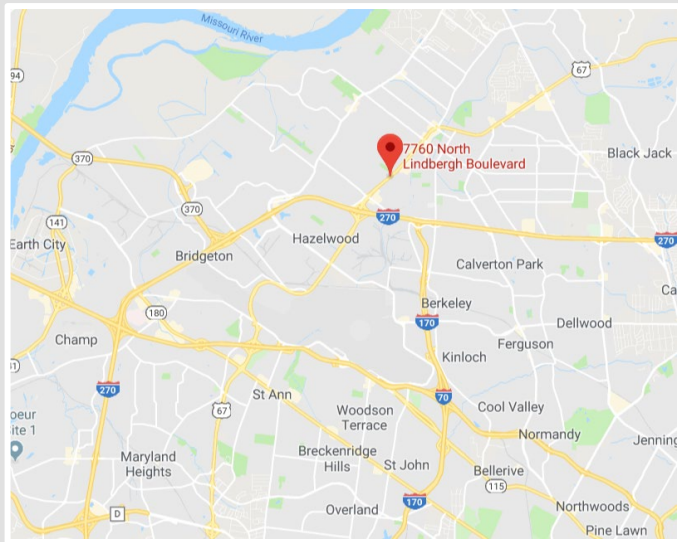
## Lobby & Service Area Photos





# Aerial View

7760 N. Lindbergh Blvd  
Hazelwood, MO



Demographics	1 Mile	3 Miles	5 Miles
Population	13,456	82,379	175,779
Households	5,794	33,793	71,970
Daytime Pop	8,436	63,139	130,457
Avg HH Income	\$76,875	\$84,747	\$86,603
Med HH Income	\$59,348	\$64,615	\$65,332