

## NEW LOWER PRICE



**Eatherton Road North &  
Wings Corporate Drive**  
Chesterfield (Valley), MO 63005

### Property Features

- 14 acres can be zoned industrial
- Industrial or outside storage opportunity
- Great access to I-64/40
- Utilities at or near site
- Services both west St. Louis County and southern St. Charles County from one location

Sale Price:

~~\$2,175,000~~

~~\$1,750,000~~

**\$1,600,000**

For more information:

**Dan Hayes**

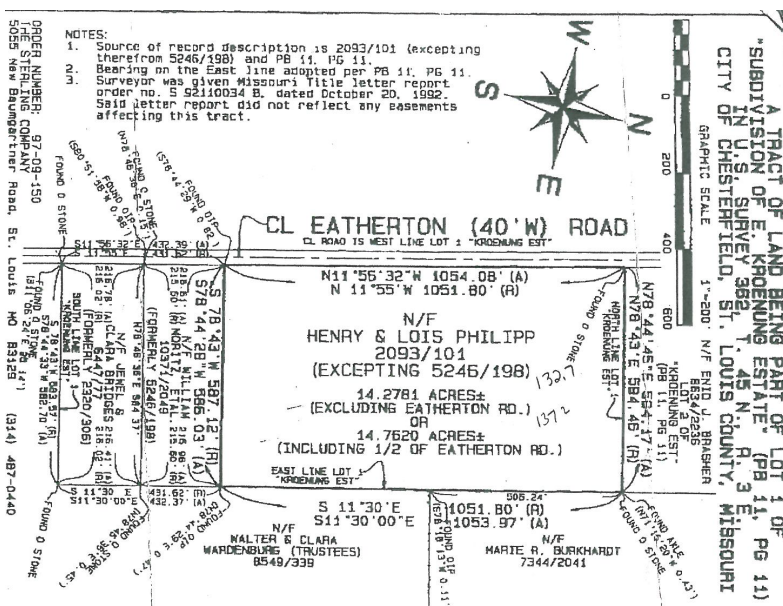
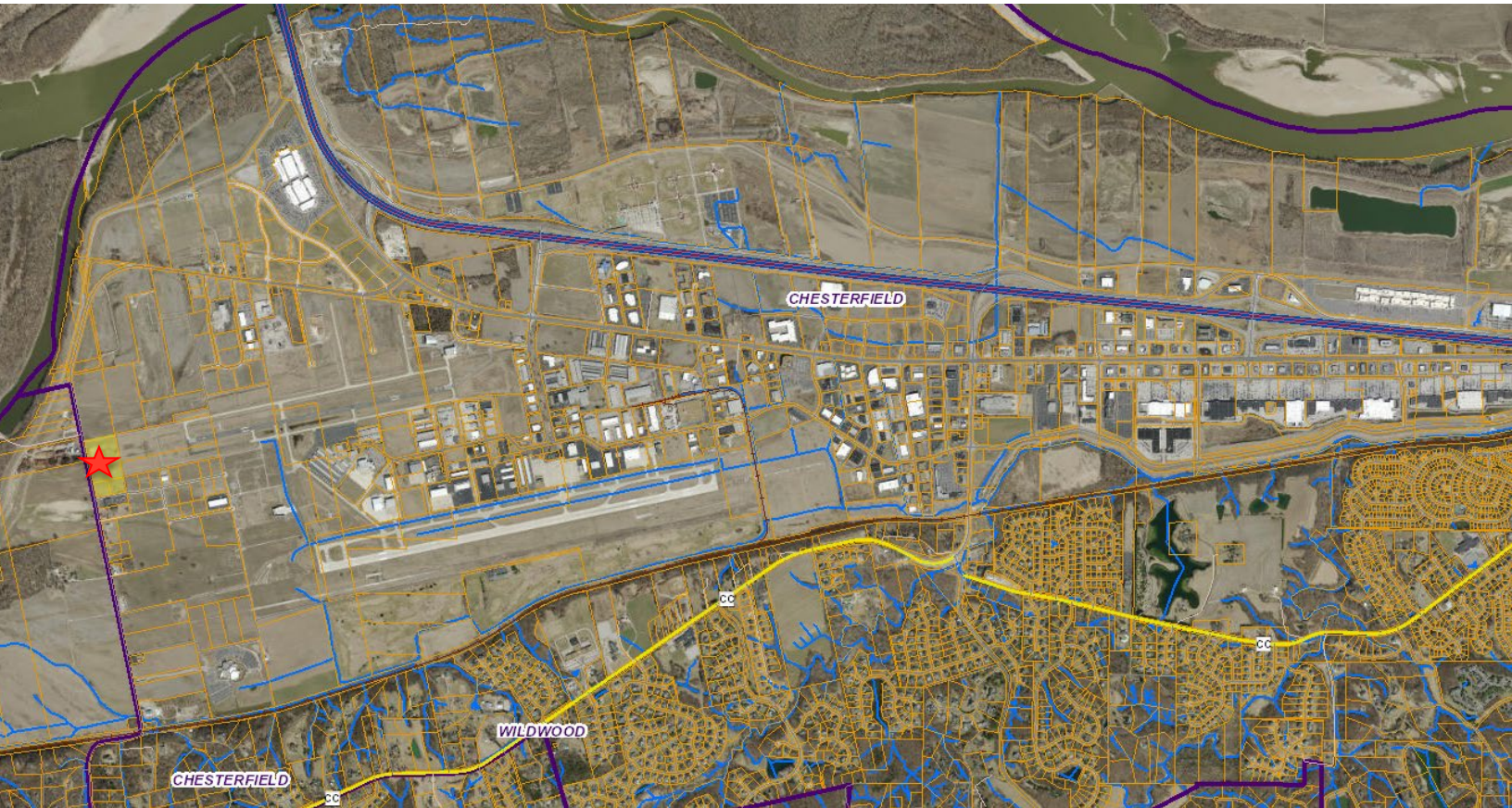
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## Aerial/Survey



## Demographics

U.S. Census	3 Miles	5 Miles	10 Miles
Population	13,414	74,452	437,717
Households	4,866	27,198	166,892
Avg HH Inc.	\$167,308	\$138,968	\$106,934

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