

# RELIGIOUS PROPERTY FOR SALE

**14,000 ± SF TOTAL ON 5.20 ± AC**

**FOUNDRY**  
COMMERCIAL



**10771 TRASK DRIVE | ST. LOUIS, MO 63136**

**ASKING PRICE: \$995,000**

## PROPERTY DESCRIPTION

- » One two-story religious building with a 7,000 ± SF footprint for a total of 14,000± SF.
- » The building features a sanctuary, multiple offices and classrooms, and men's & women's restrooms on the main level.
- » On the lower level is a kitchen, fellowship hall with stage, multiple classrooms and men's & women's restrooms.
- » There is a vertical platform lift (VPL) for wheelchair access to both levels.
- » The property enjoys high visibility and access to major east-west corridors and local roads, offering connectivity to the broader St. Louis metropolitan area.

<b>PARCEL IDs</b>	10G-53-0152
<b>COUNTY</b>	St. Louis
<b>ZONING</b>	C-2, Planned Commercial District
<b># OF BUILDINGS</b>	1
<b>TOTAL BUILDING SF</b>	14,000 ± SF
<b>ACREAGE</b>	5.20 ± AC
<b>PARKING</b>	Paved

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM  
Principal, Managing Director  
**407.540.7718**  
[matt.messier@foundrycommercial.com](mailto:matt.messier@foundrycommercial.com)

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IN COOPERATION WITH:

SUSAN SCHAEFER  
Broker-Salesperson  
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## AERIAL



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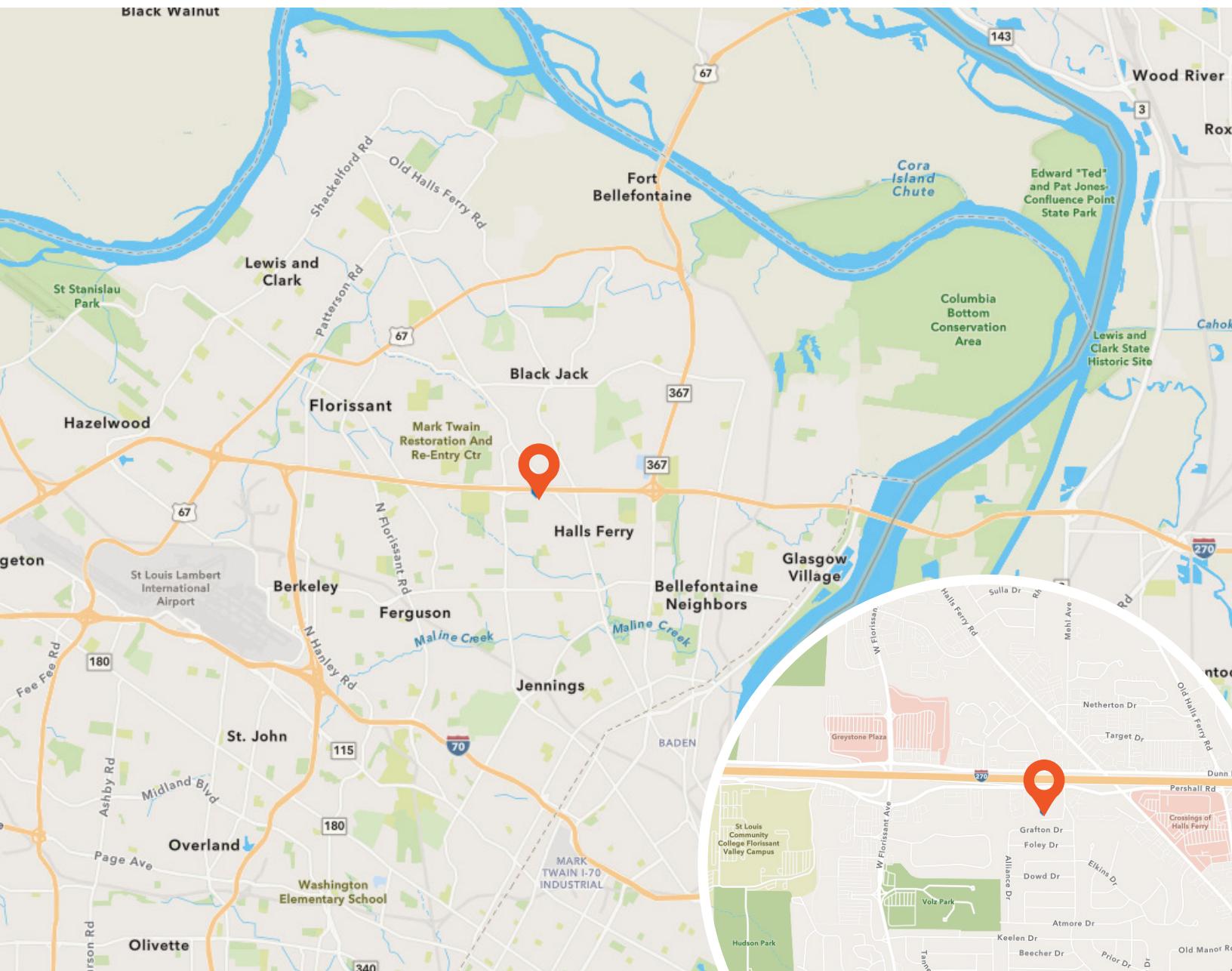
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## LOCATION



**57,496**  
I-270 Annual Daily Traffic Count 2023

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## PROPERTY PHOTOS



EXTERIOR



SANCTUARY



OFFICE



OFFICE



FELLOWSHIP HALL



KITCHEN

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## PROPERTY PHOTOS



EXTERIOR



EXTERIOR



EXTERIOR



GROUNDS



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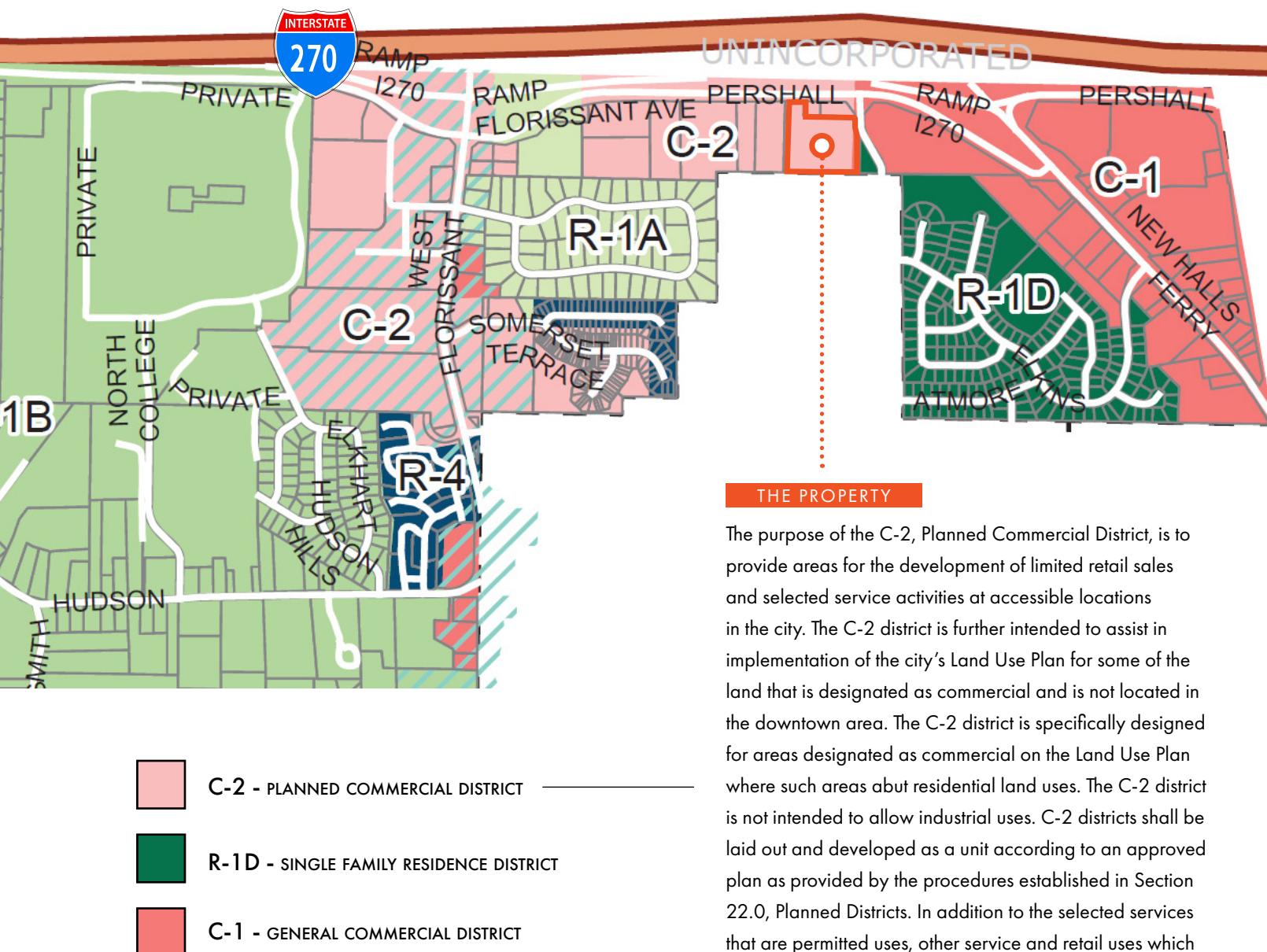
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## ZONING



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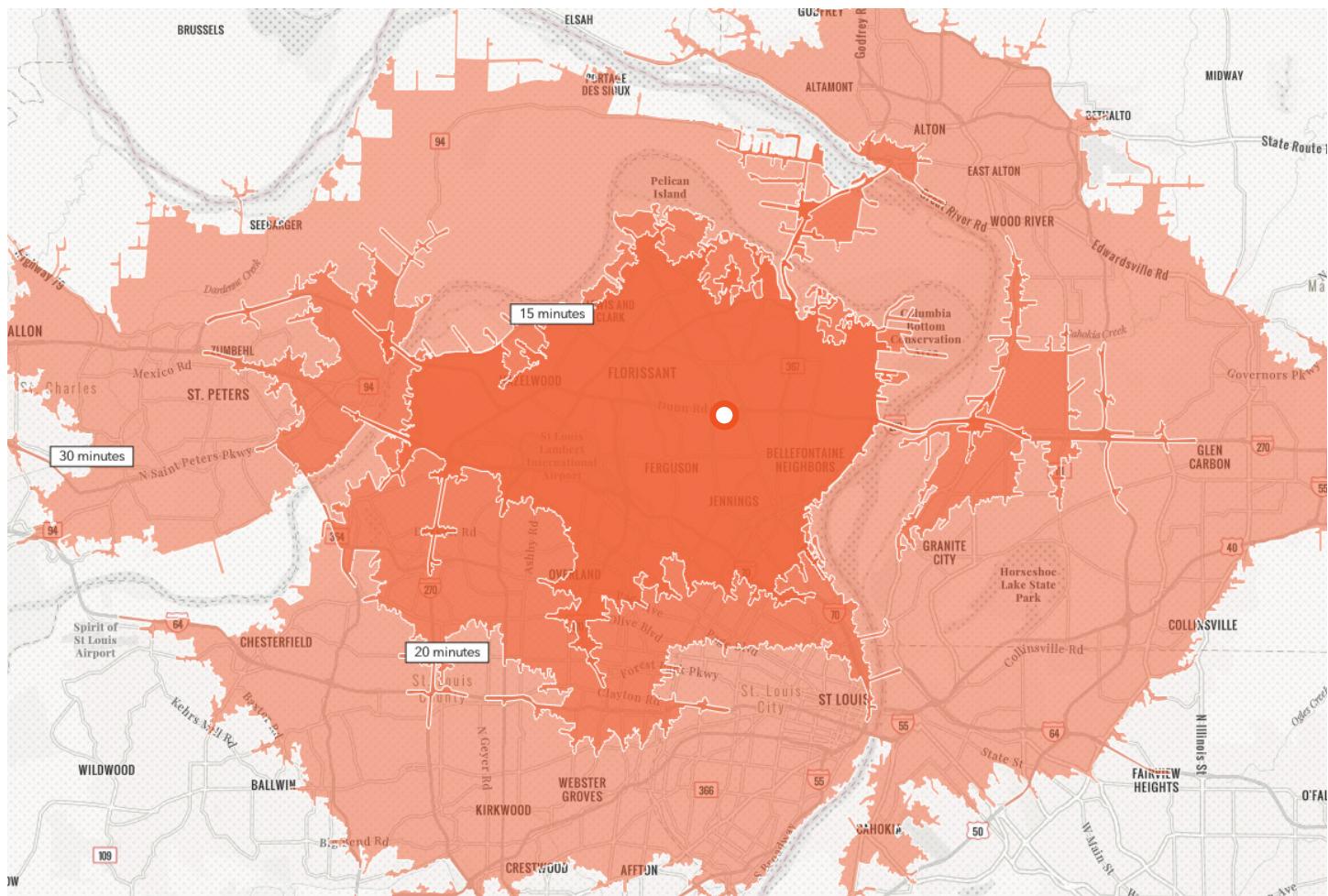
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## DRIVE TIMES (TO PROPERTY ON SUNDAYS AT 9AM)



## APPROXIMATE DISTANCES FROM PROPERTY

ST. LOUIS COMMUNITY COLLEGE -FLORISSANT	1 MILE
ROUTE 367 (LEWIS & CLARK BLVD)	1.5 MILES
I-270 / I-170 INTERCHANGE	4 MILES
I-70	5 MILES
INTERNATIONAL AIRPORT	5.5 MILES
ILLINOIS STATE LINE	5.5 MILES

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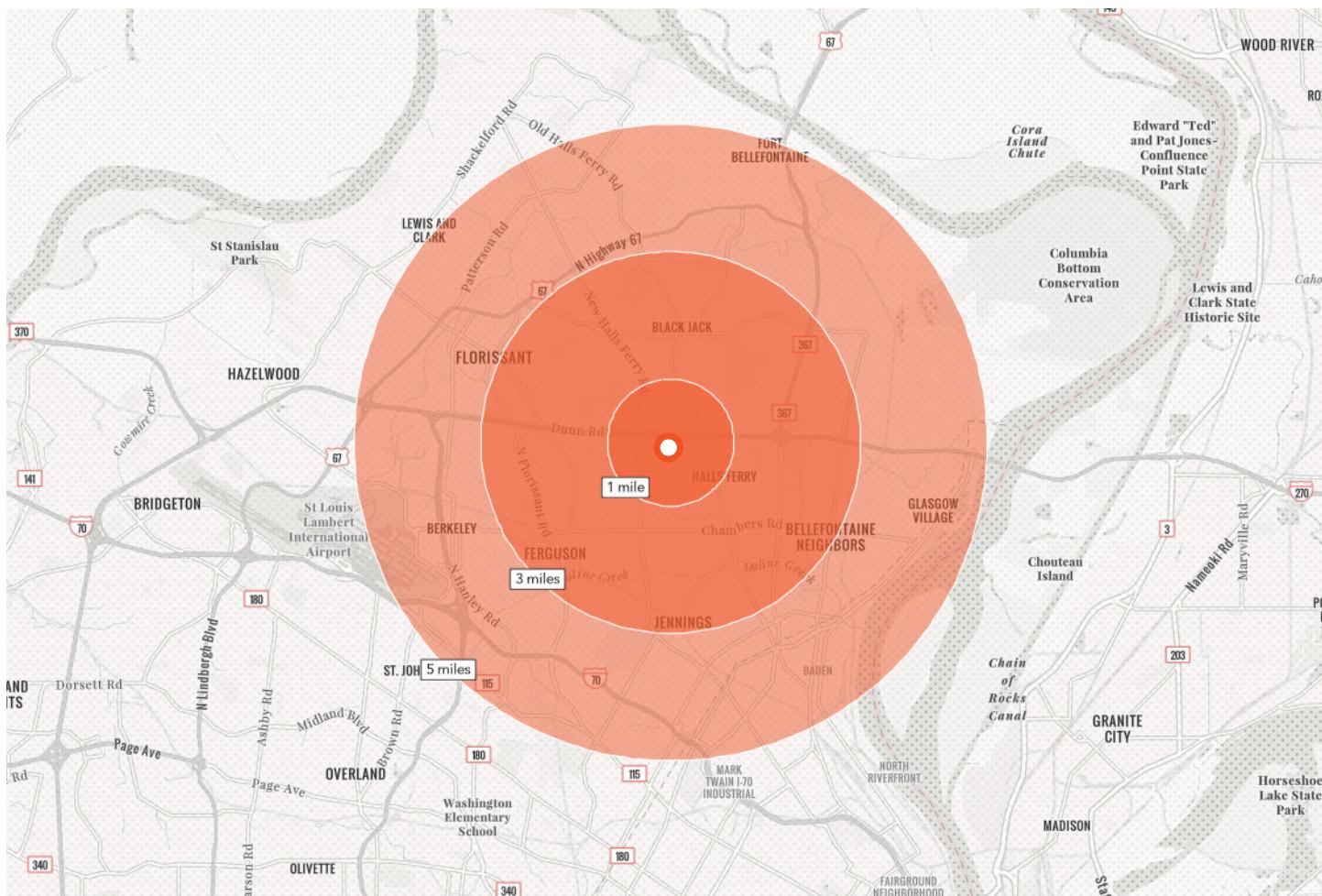
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## SITE DEMOGRAPHICS



### 1 MILE RADIUS

	<b>10,384</b> ESTIMATED POPULATION 2025
	<b>38.7</b> MEDIAN AGE
	<b>\$127,999</b> MEDIAN HOME VALUE 2025
	<b>\$88,148</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>40,228</b> ESTIMATED POPULATION 2025
	<b>36.6</b> MEDIAN AGE
	<b>\$132,680</b> MEDIAN HOME VALUE 2025
	<b>\$80,472</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>98,089</b> ESTIMATED POPULATION 2025
	<b>36.9</b> MEDIAN AGE
	<b>\$135,904</b> MEDIAN HOME VALUE 2025
	<b>\$78,475</b> AVG HOUSEHOLD INCOME

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