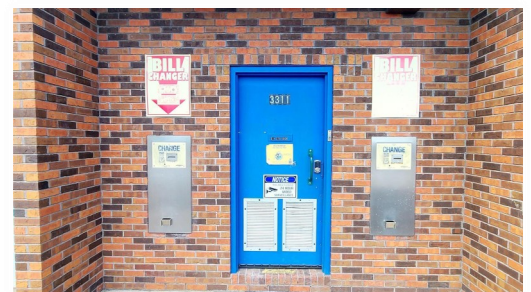


For Sale

Car Wash/ Development Opportunity

3311-3315 N. Lindbergh Blvd.
Florissant, MO 63033

Drastic Price Reduction!



- Freestanding Car Wash - 4,760 SF on .98 acre Site
- Development Opportunity:
 - ◆ 10 Permissible Uses, 57 Special Use Permits
- High-traffic Exposure with 26,000 + Vehicles per Day
- Car Wash includes:
 - ◆ 10 Self Service Bays with Credit Card Readers
 - ◆ 10 Vacuums with Credit Card Readers
 - ◆ 2 Change Machines
 - ◆ 8 Vending Machines
- Zoning: B3 - Extensive Business Zone
- Sale Price: \$600,000

Danny Wapelhorst

Vice President

Phone: (636) 970-0330

dannyw@cissellmueller.com

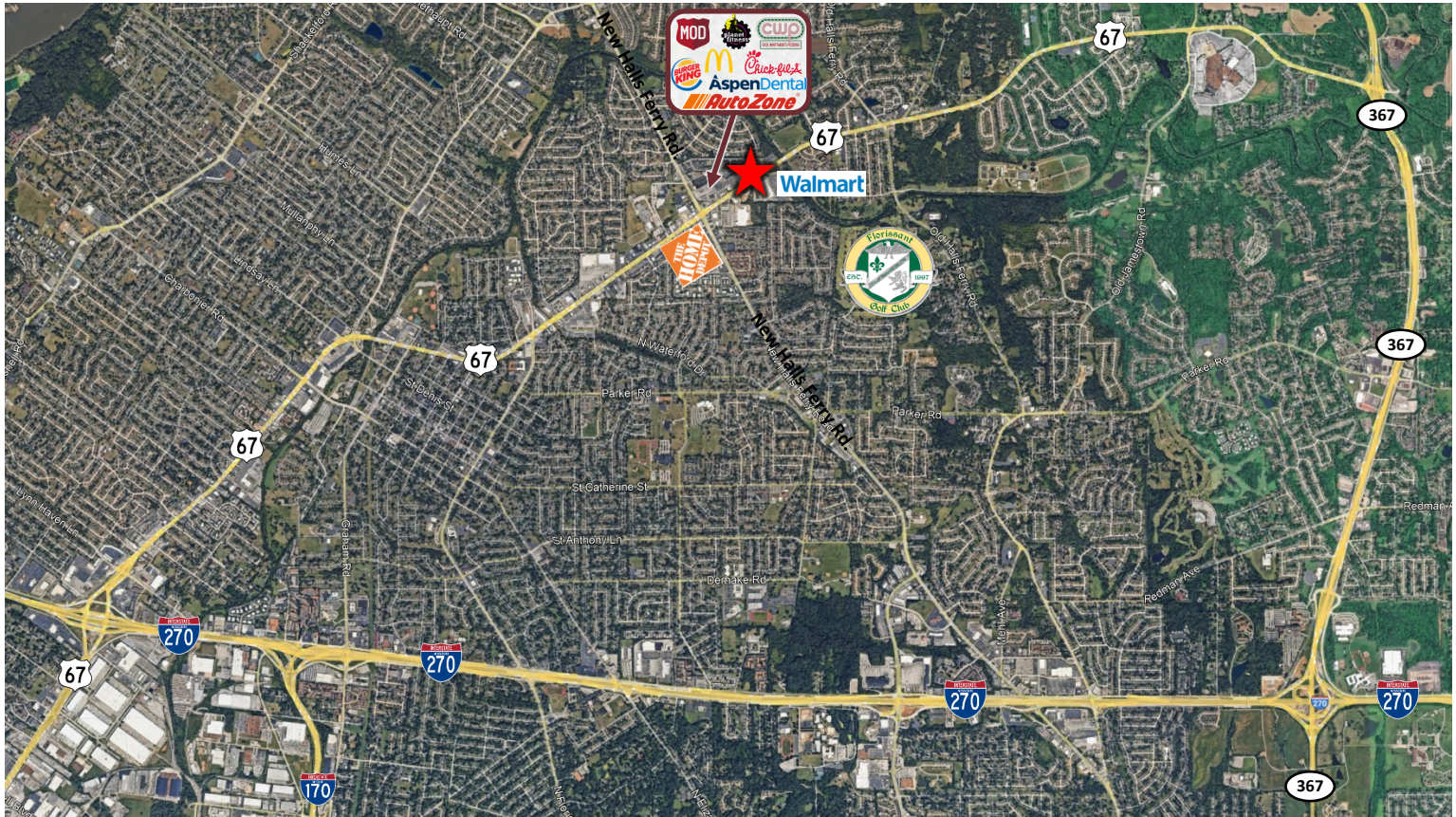


CISSELL MUELLER
COMPANY, L.L.C

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Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
US Hwy 67	Flower Valley Shopping Ctr NE	16,240	2022	0.16 mi
10556	Flower Valley Shopping Ctr NE	17,846	2015	0.17 mi
N US Hwy 67	Candlewyck Club Dr NE	19,501	2022	0.19 mi
16922	Candlewyck Club Dr SW	19,020	2015	0.27 mi
US Hwy 67	Candlewyck Club Dr SW	18,284	2022	0.27 mi
New Halls Ferry Road	Flower Valley Shopping Ctr NW	26,526	2022	0.37 mi
New Halls Ferry Rd	Flower Valley Shopping Ctr NW	22,206	2022	0.37 mi
Mondoubleau Ln	Combraille Ct N	3,056	2022	0.37 mi
Mondoubleau Lane	Combraille Ct N	3,450	2016	0.37 mi
11078	Flower Valley Shopping Ctr NW	21,726	2015	0.37 mi

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