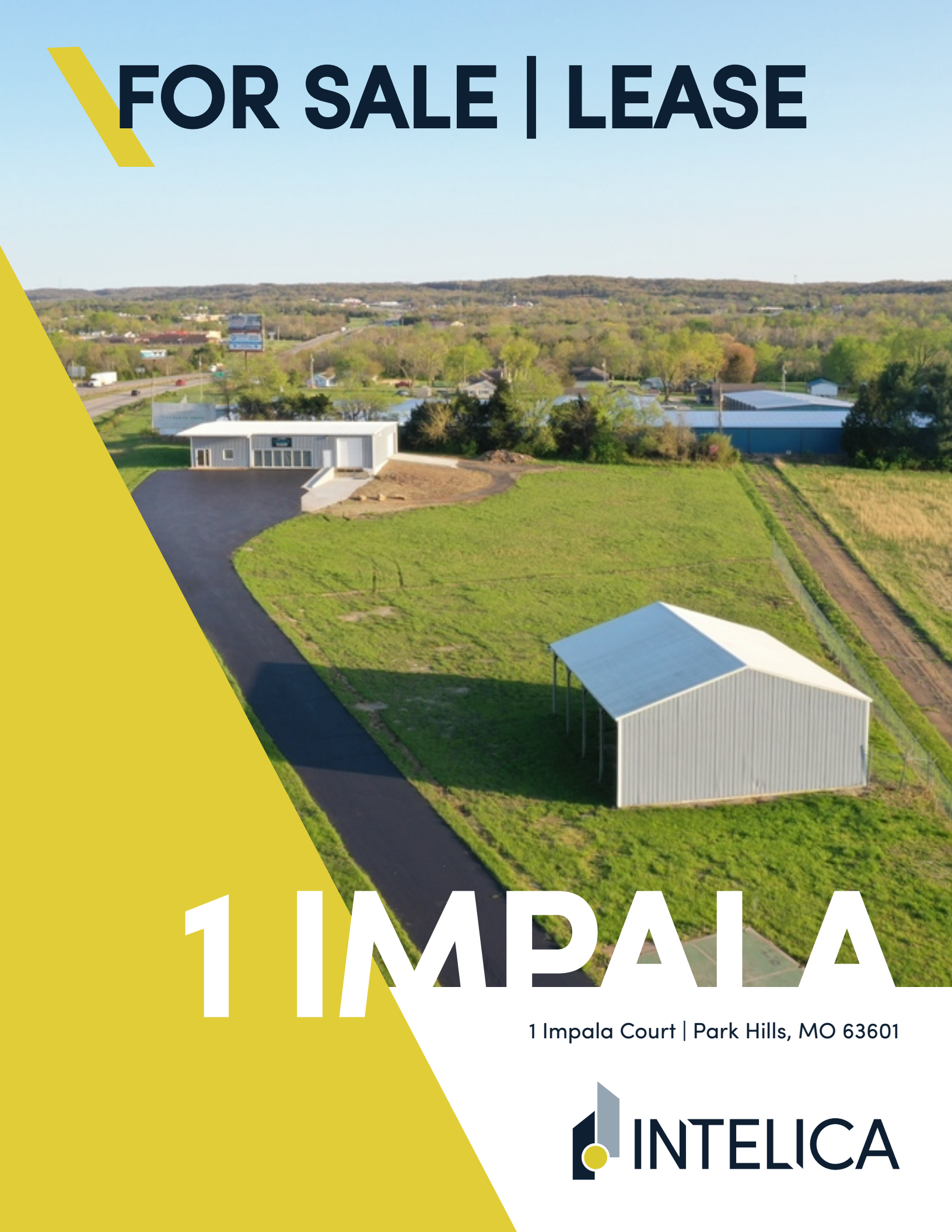


FOR SALE | LEASE



1 IMPALA

1 Impala Court | Park Hills, MO 63601



Executive Summary

1 Impala Court | Park Hills, MO 63601



For Sale: \$485,000.000
For Lease: \$9.00 SF/YR
NNN

1 Impala Court | 3,750 SF

Property Highlights

- Large lot with nearly 600' of frontage on US-67
- 3,750 SF building on +/- 2 acres
- 1,600 SF covered pole barn
- One dock with new concrete pad and retaining wall poured in 2021
- One drive-in with concrete pad poured in 2021
- New 10' drive-in door installed 2021
- Excellent location for retail and equipment sales
- Parking lot and drive lane resealed 2022
- Ample power
- 45 minutes from St. Louis County



Tyler Hyde

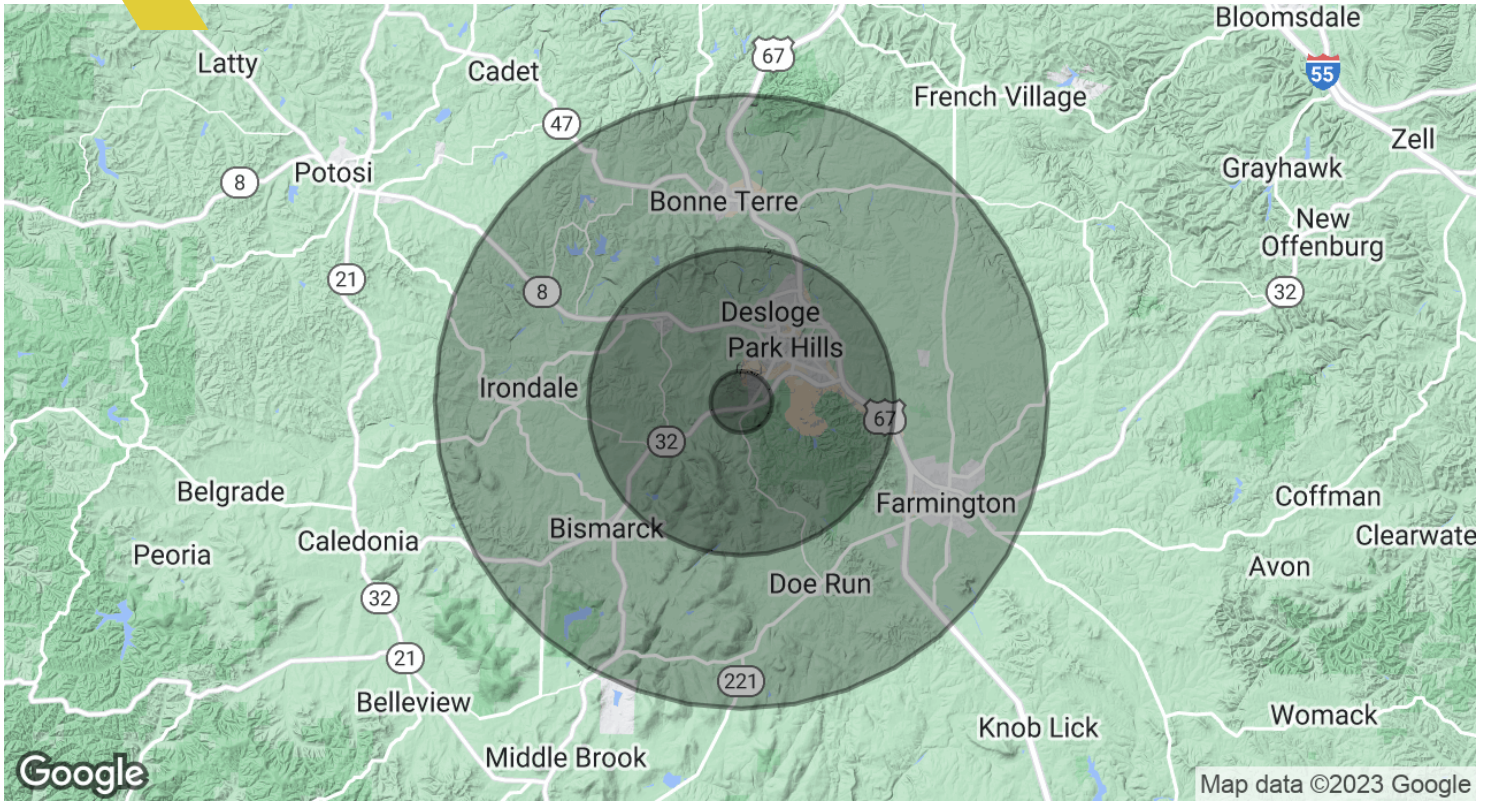
thyde@intcre.com

(314) 744-8984

Vice President | Brokerage

Demographics Map & Report

1 Impala Court | Park Hills, MO 63601



Population	1 Mile	5 Miles	10 Miles
Total Population	1,194	19,585	54,374
Average Age	32.4	34.0	36.9
Average Age (Male)	30.8	32.7	35.1
Average Age (Female)	33.4	34.7	38.5
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	462	8,196	19,425
# of Persons per HH	2.6	2.4	2.8
Average HH Income	\$40,722	\$44,541	\$47,608
Average House Value	\$94,967	\$96,788	\$113,593

* Demographic data derived from 2020 ACS - US Census