

**FOR SALE**  
**4 3 0 5**  
**BUTLER HILL RD**

ST. LOUIS, MO





# 4305 BUTLER HILL RD

## AERIAL + DETAILS

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- SALE PRICE: \$2,400,000
- 100% LEASED
- HIGH TRAFFIC COUNTS AND EXCELLENT VISIBILITY
- CONVENIENT ACCESS TO INTERSTATE 55 (157,561 VPD), BUTLER HILL RD (15,225 VPD) & LEMAY FERRY RD (22,346 VPD)
- LOCATED AT SIGNALIZED INTERSECTION, DIRECTLY ACROSS FROM GROCERY ANCHORED CENTER
- IDEAL SPACE FOR:
  - FAMILY PRACTICE
  - CHIROPRACTOR
  - ORTHODONTIST
  - HEARING CENTER
  - YOGURT/ICE CREAM/SMOOTHIE
  - BEAUTY SUPPLY
  - NURTITIONAL STORE
  - SALON
  - MASSAGE THERAPY
  - GENERAL OFFICE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	11,467	75,231	166,955
HOUSEHOLDS	5,064	33,062	71,482
MED HH INCOME	\$88,223	\$84,306	\$86,600