

**LCG**

Capital Management

**FOR SALE  
4305  
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  
NUTRITIONAL STORE  
SALON  
MASSAGE THERAPY  
GENERAL OFFICE

### DEMOGRAPHICS

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