

FOR SALE

4305

BUTLER HILL RD

ST. LOUIS, MO



4305 BUTLER HILL RD

AERIAL

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

LCG CAPITAL MANAGEMENT

www.LCGCap.com

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