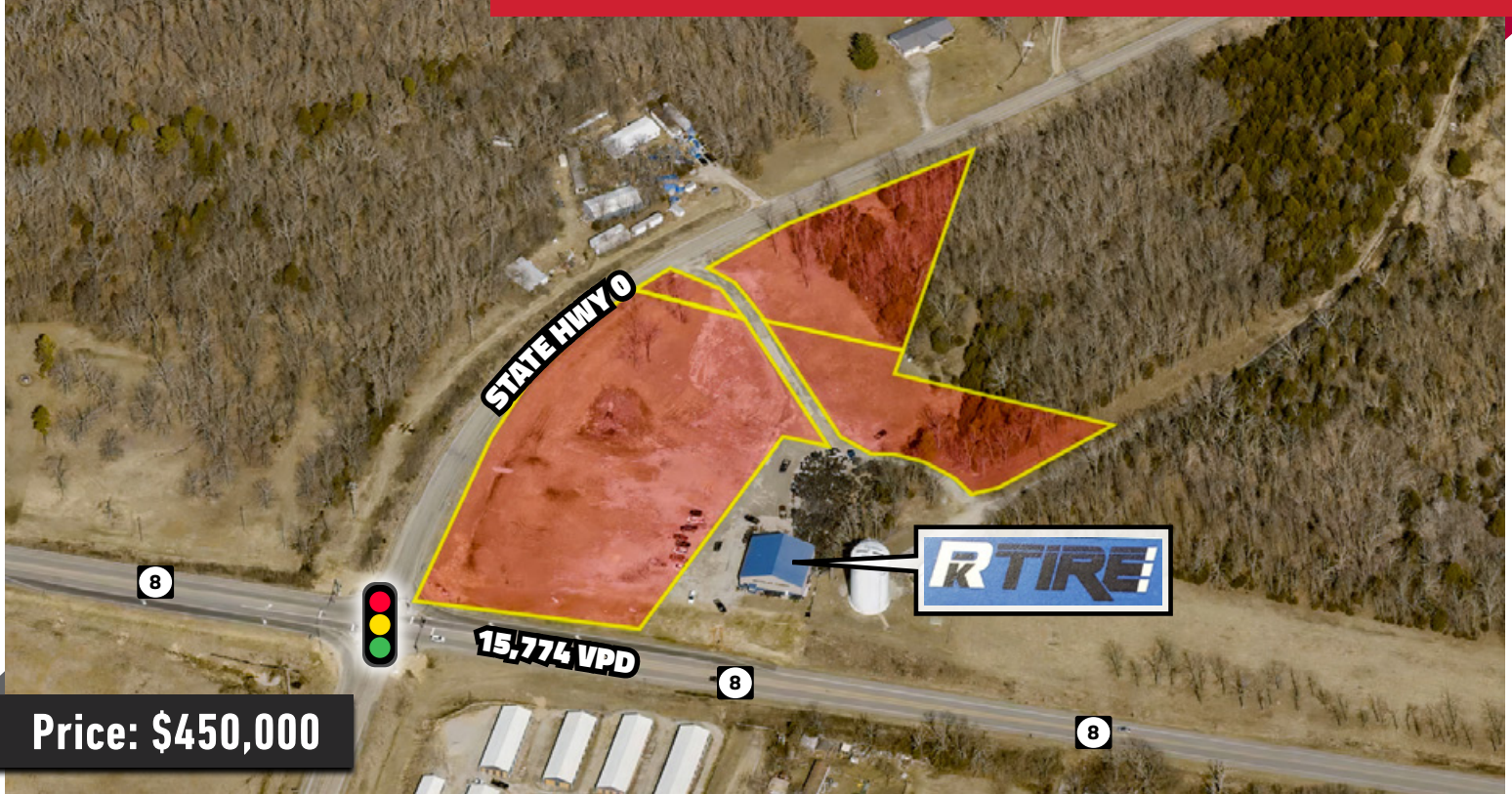


POTOSI, MO

# 2-PARCELS FOR SALE



Price: \$450,000

## DEMOGRAPHICS:

| U.S. Census 2021    | 1-Mile   | 3-Mile   | 5-Mile   |
|---------------------|----------|----------|----------|
| Population          | 793      | 7,704    | 10,945   |
| Households          | 256      | 2,715    | 3,967    |
| Average HH Income   | \$58,212 | \$51,978 | \$54,565 |
| Number of Business  | 92       | 344      | 387      |
| Number of Employees | 1,404    | 3,478    | 3,857    |

## PROPERTY HIGHLIGHTS

- 2-Parcels For Sale
- ± 4.63 acres/201682.8 SF
- Located in the City of Potosi MO
- Signalized Location
- Water and Sewer nearby
- ± 247 Feet Hwy 8 Frontage
- ± 920 Feet Hwy 0 Frontage
- High Traffic Area: 15,774 VPD
- Zoned C-2

## LOCATION OVERVIEW

Potosi, Missouri, is centrally located in the heart of America and referred to as "Missouri's Heartland." Just a short jog of 65 +/- miles south of St. Louis, Missouri, with access to major interstates within a 60-mile radius. Missouri State Hwy 8 is a link between Interstate I-55 and Interstate I-44 with access from U.S. 67 south of St. Louis.

For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



POTOSI, MO

# 2-PARCELS FOR SALE



For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

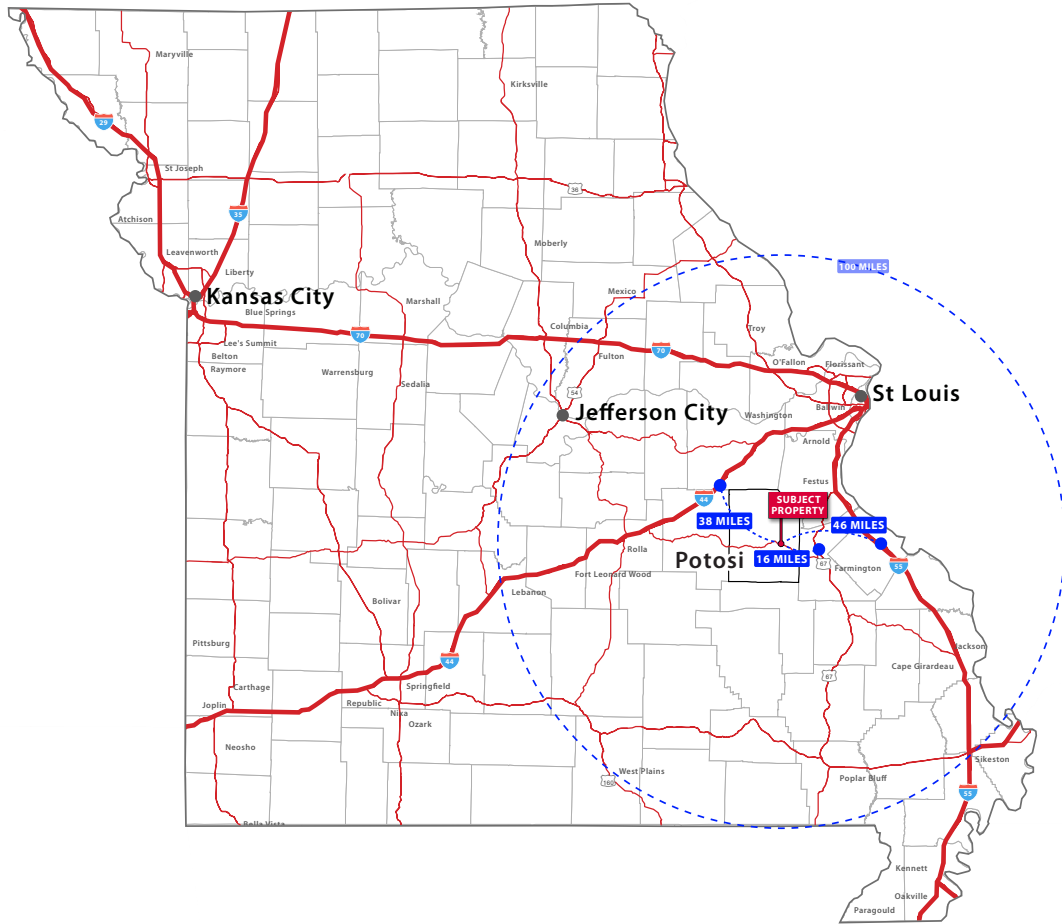
E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)



POTOSI, MO

# 2-PARCELS FOR SALE



For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)

