



PROPERTY HIGHLIGHTS

- +/- 8.63 Acre Site | Highly Visible Tract at the SW Corner of I-64 & Lake STL Blvd.
- Brand New Costco just down Lake St. Louis Blvd.
- Potential Direct Access from Lake St. Louis Blvd, Existing Traffic Light
- Prominent Frontage on I-64 & Lake St. Louis Blvd | +/- 1,100 Feet
- Permitted Uses (CO-Commercial Office): Bank or Financial Institution, Bar/Tavern/Lounge, Restaurant, Hotel, Microbrewery, Office, Indoor Recreational Facility, Data Center, R&D, School, Congregate Care, Church/Assembly, Medical or Dental Clinic, ATM
- Special Uses Include: Outdoor Recreation Facility, Retail Sales, Warehousing, Distribution, Light Manufacturing, Daycare, Storage
- Utilities On Site
- Exceptional Highway Accessibility to I-64 and I-70
- 2025 Real Estate Taxes: \$12,490.12

OFFERING SUMMARY

Sale Price:	\$7.00/SF
Lot Size:	8.63 Acres
Zoning:	CO (Commercial Office)
Frontage I-64:	+/- 1,100 Feet
Frontage Lake STL Blvd:	+/- 530 Feet
Utilities:	On Site
Parcel ID's:	4-0032-5004-00-0002 4-0060-0825-00-0002 4-0023-5033-00-0002

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	102	433	1,948
Total Population	263	1,096	4,870
Average HH Income	\$175,110	\$177,065	\$168,961



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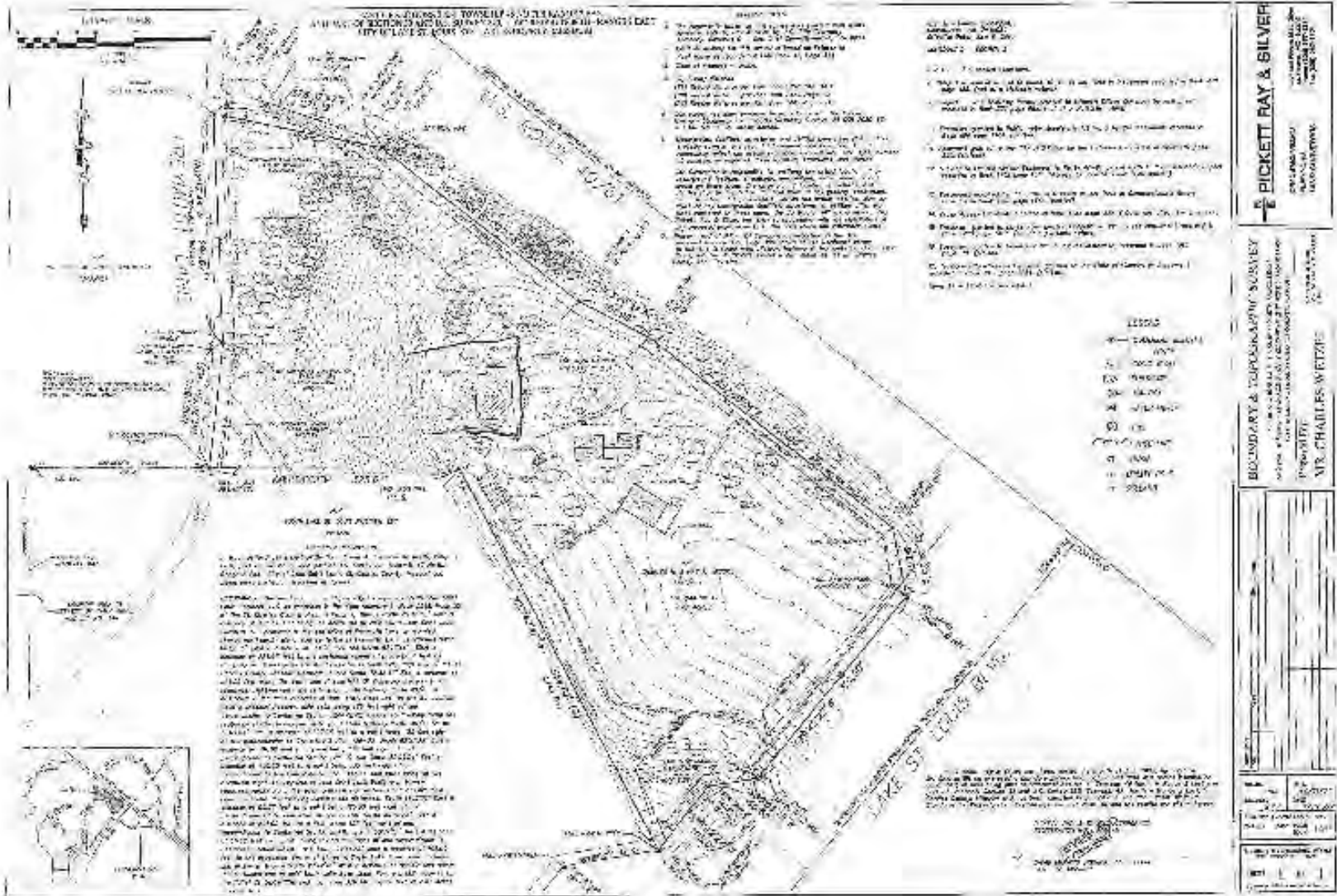
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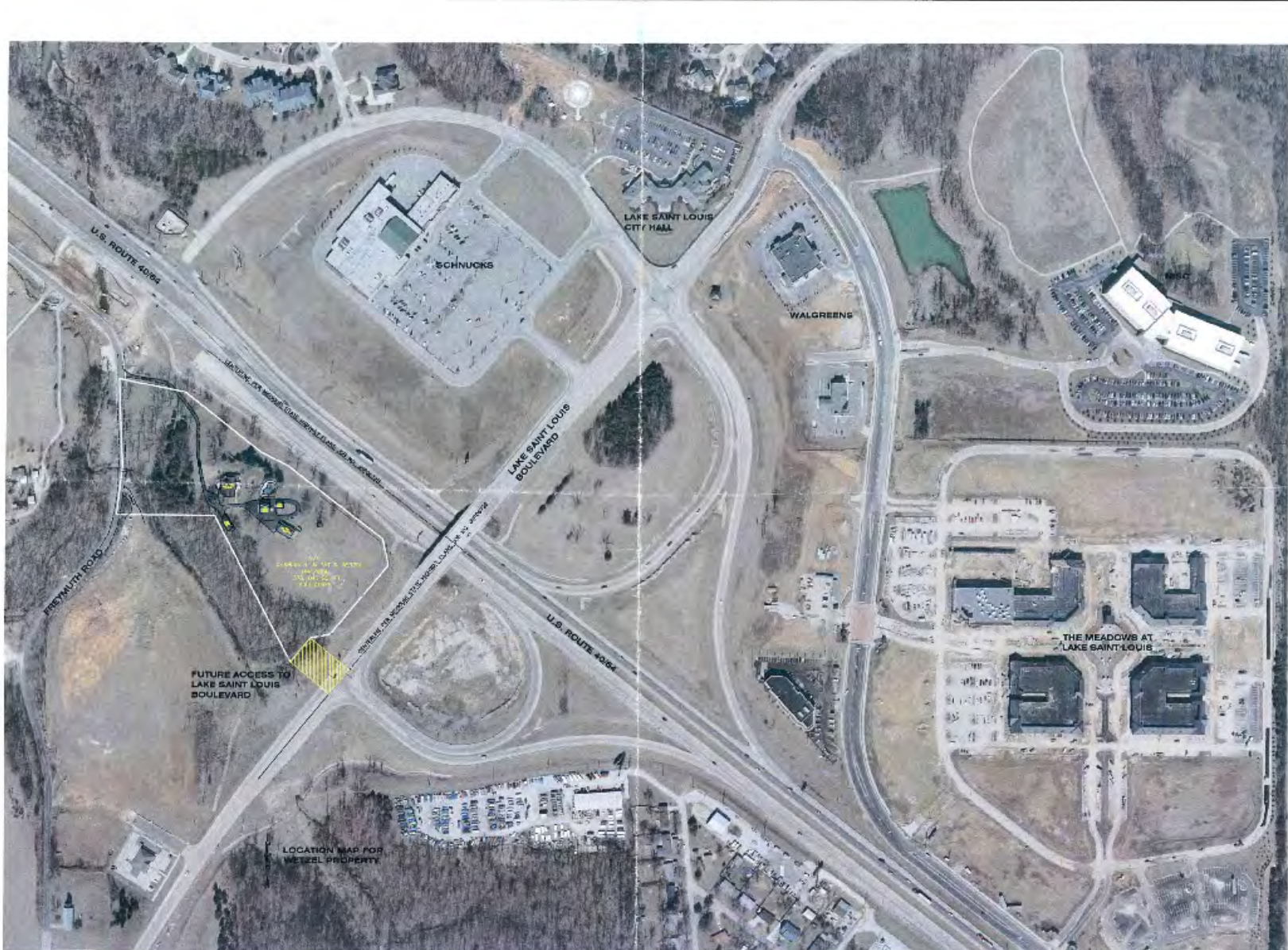


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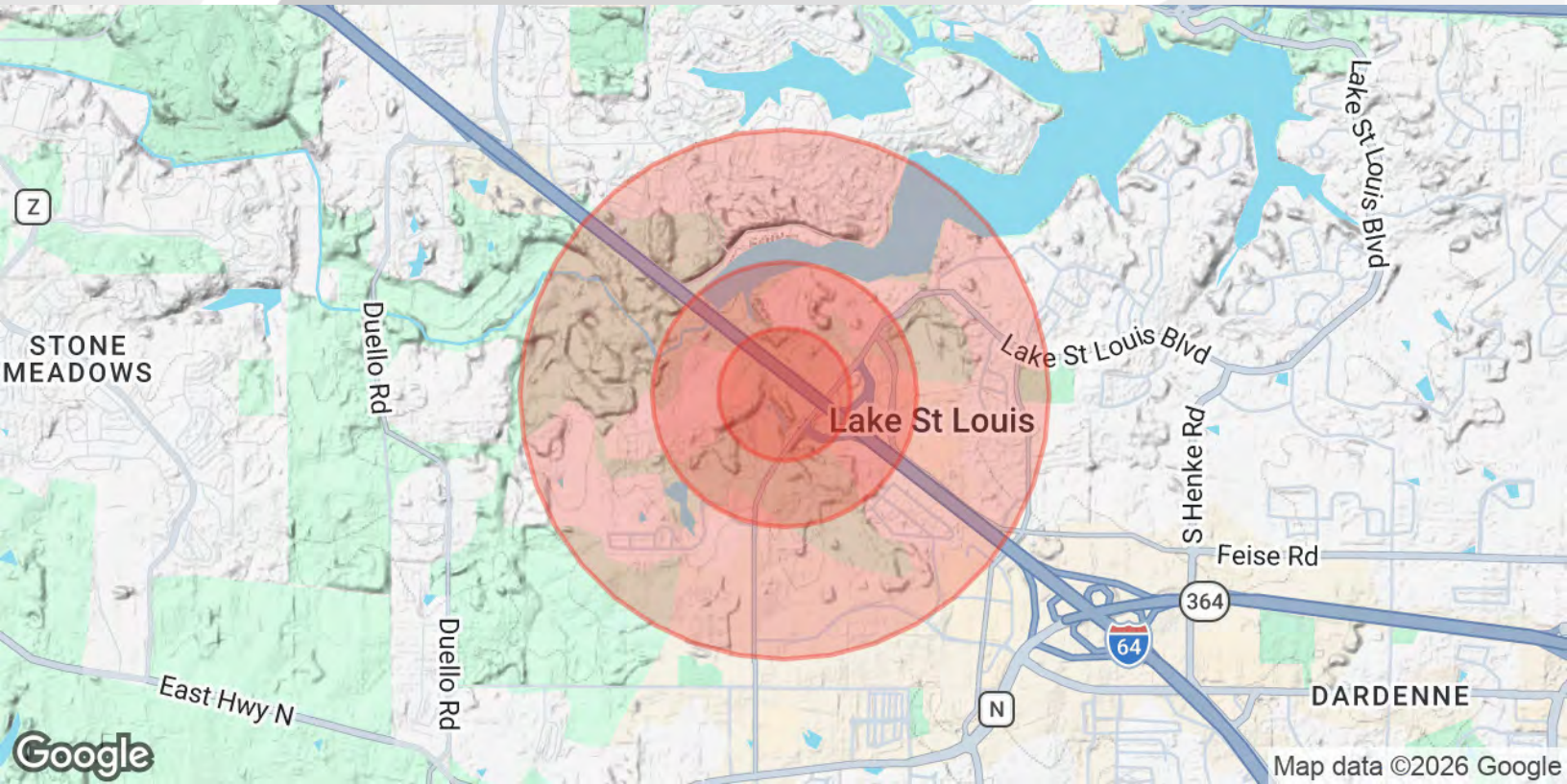


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	263	1,096	4,870
Average Age	44.4	44.6	44.5
Average Age (Male)	43.2	42.9	42.7
Average Age (Female)	45.5	46.3	46.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	102	433	1,948
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$175,110	\$177,065	\$168,961
Average House Value	\$448,009	\$444,452	\$434,678

2023 American Community Survey (ACS)



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