



CREVE COEUR RETAIL BUILDING



SCAN HERE!



EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

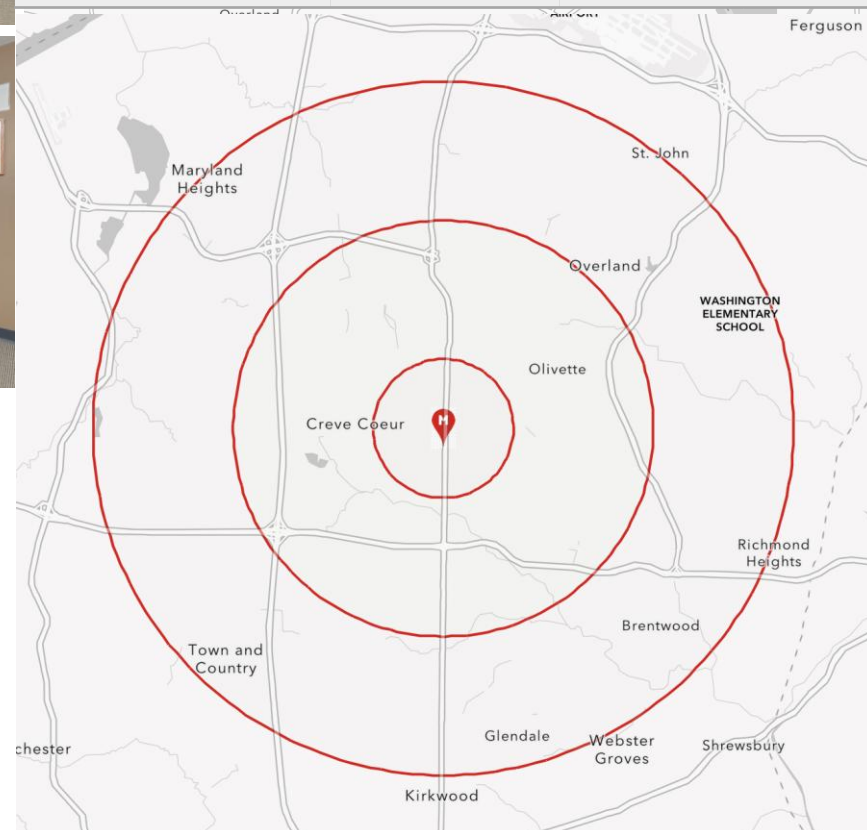
295 N. LINDBERGH BLVD.
ST. LOUIS, MO 63141
13,680 S.F. | \$2,200,000 (\$160/S.F.)
1.43 ACRES

PROPERTY INFORMATION



- **VERSATILE 13,680 S.F. BUILDING**
- **EXCELLENT LINDBERGH FRONTAGE WITH 37,000+ V.P.D.**
- **ZONED GENERAL COMMERCIAL**
- **IDEAL FOR RETAIL, OFFICE AND LIGHT WAREHOUSE USES**
- **OVER 52 PARKING SPACES**
- **NEW ROOF & PARKING LOT (2020)**
- **SOLAR PANELS INSTALLED 2013**
- **CENTRALLY LOCATED BETWEEN OLIVE & I-64 ON N. LINDBERGH**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		4,823	60,775	217,583
HOUSEHOLDS		1,818	26,011	93,438
AVERAGE HH INCOME		\$251,990	\$155,044	\$142,960



SCAN HERE!



EDDIE CHERRY, CCIM

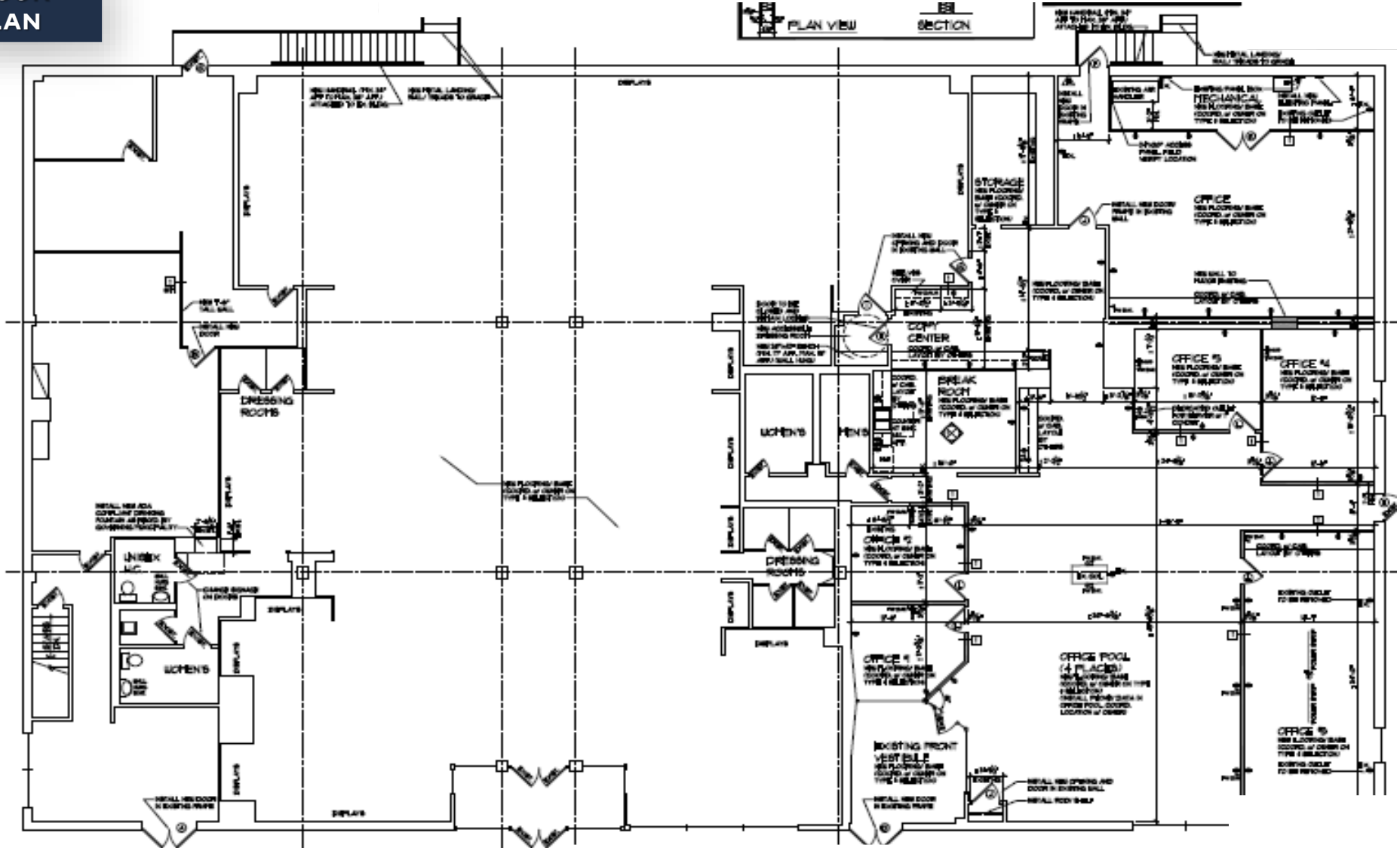
Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

295 N. LINDBERGH BLVD.
ST. LOUIS, MO 63141
13,680 S.F. | \$2,200,000 (\$160/S.F.)
1.43 ACRES

PLAN VIEW SECTION



**295 N. LINDBERGH BLVD.
ST. LOUIS, MO 63141
13,680 S.F. | \$2,200,000 (\$160/S.F.)
1.43 ACRES**



AERIAL



SCAN HERE!



EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

295 N. LINDBERGH BLVD.
ST. LOUIS, MO 63141
13,680 S.F. | \$2,200,000 (\$160/S.F.)
1.43 ACRES

Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.