



# FOR SALE

10807, 10809, & 10825  
ST. CHARLES ROCK RD.  
ST. ANN, MO 63074

1.36 ACRES



**SITE**

St. Charles Rock Rd.



1.36 Acres Available



Outlot Opportunity Adjacent to New Chick-fil-A



32,547 VPD on St. Charles Rock Rd.



Zoned B2 Community Business District

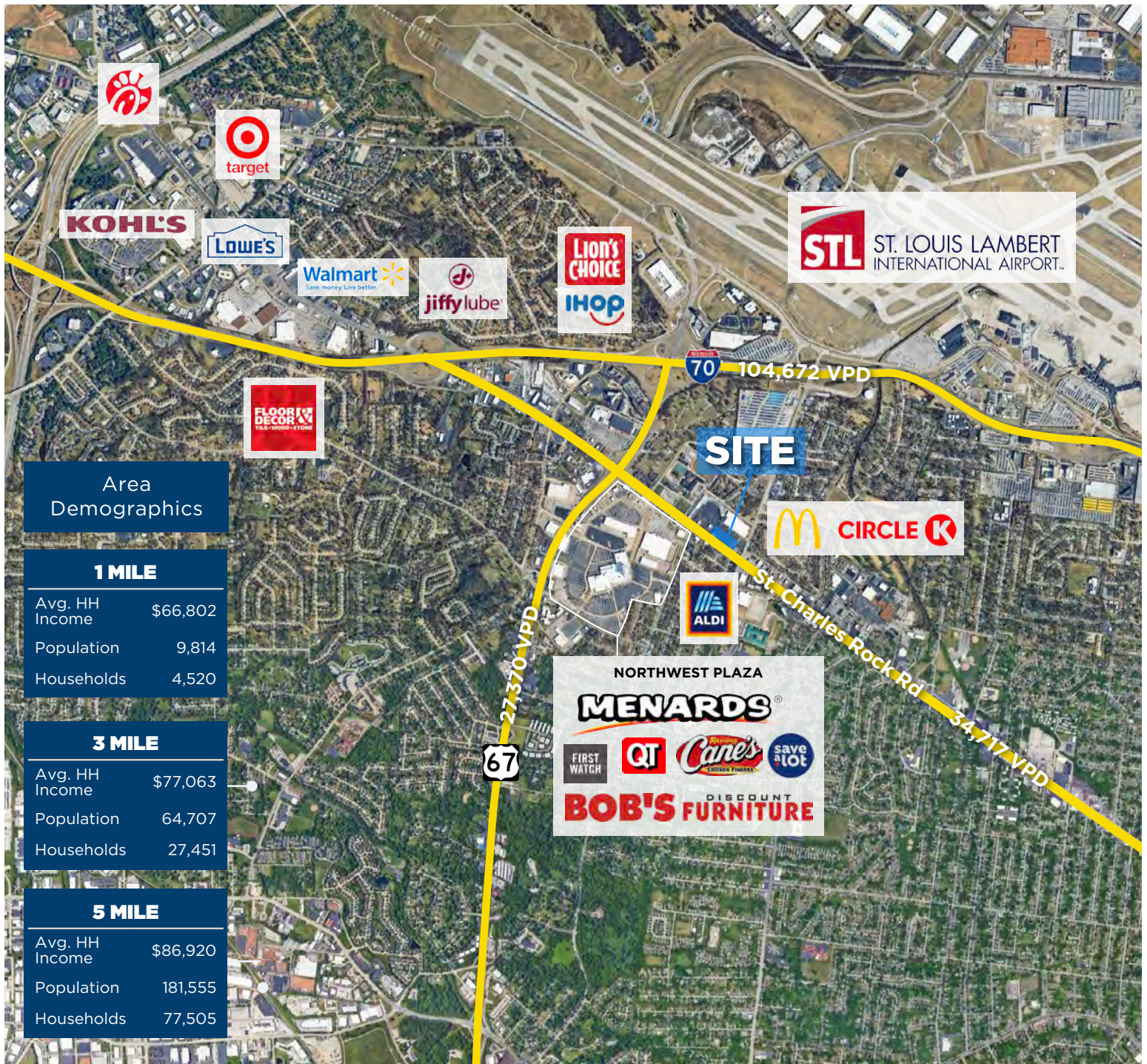


Contact Broker for Pricing

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**Area Demographics**

**1 MILE**

Avg. HH Income	\$66,802
Population	9,814
Households	4,520

**3 MILE**

Avg. HH Income	\$77,063
Population	64,707
Households	27,451

**5 MILE**

Avg. HH Income	\$86,920
Population	181,555
Households	77,505

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