



**1.1 ACRE**  
REDEVELOPMENT  
OPPORTUNITY

1.1 ACRES AVAILABLE

CADDY CORNER TO  
SSM DEPAUL 540 STAFFED BEDS

ACCESS VIA CENTER  
TURN-LANE

SURROUNDED BY  
NATIONAL RETAILERS

FOR LEASE OR BTS | 1.10 ACRES  
**3510 MCKELVEY RD**

Bridgeton, MO 63044

*\*Building is occupied through 11/26. Do not disturb tenant.*

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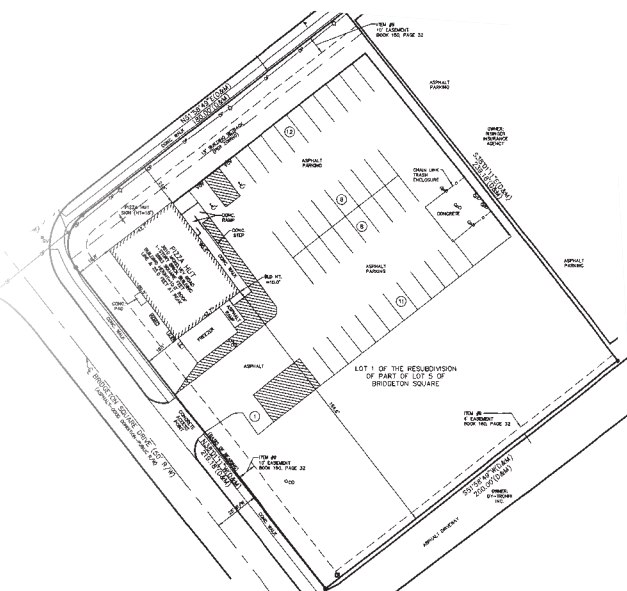
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## PROPERTY HIGHLIGHTS:

- 1.10 Acres near heavily trafficked Intersection directly adjacent to SSM DePaul (540 staffed beds).
- Surrounded by national retailers including Chipotle, Aldi, CVS, Kohls, Five Below, Aspen Dental, Target among many others

## SURVEY:



314.727.6664

**SANSONEGROUP.COM**

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The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.