

FOR SALE OR LEASE

4.12 ACRES AVAILABLE

HERCULANEUM, MISSOURI



PROPERTY INFO

- 4.12 Acres Available
- Perfect opportunity for development.
- Owner would consider developing small strip center.
- Close proximity to I-55 and McNutt Street intersection.
- Nearby retailers include: Reuther Ford Dealership, Twin City Toyota, Sapaugh GM Dealership, Autocenters Nissan Dealership, Cracker Barrel, QuikTrip and more
- Lease Rate: \$25/sf NNN for Lease
- Ground Lease Price: \$60,000 ground Lease NNN per 1 AC of Usable Land

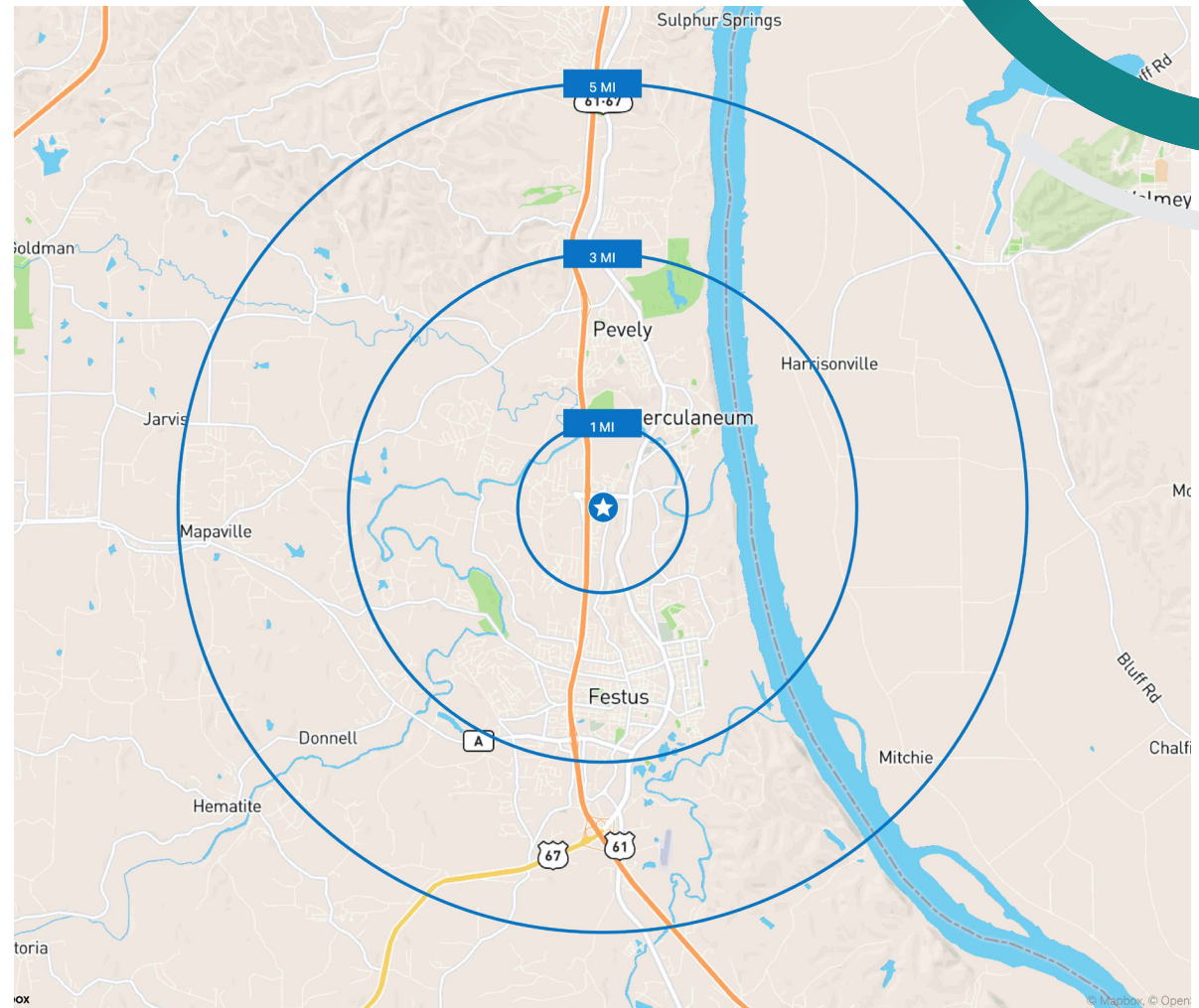
PLEASE CONTACT:

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DAYTIME POPULATION

2,467 - 1 mile
23,182 - 3 miles
34,093 - 5 miles



AVG. HOUSEHOLD INCOME

\$86,179 - 1 mile
\$83,254 - 3 miles
\$89,544 - 5 miles



MEDIAN HOUSEHOLD INCOME

\$71,524 - 1 mile
\$66,531 - 3 miles
\$72,006 - 5 miles



POPULATION

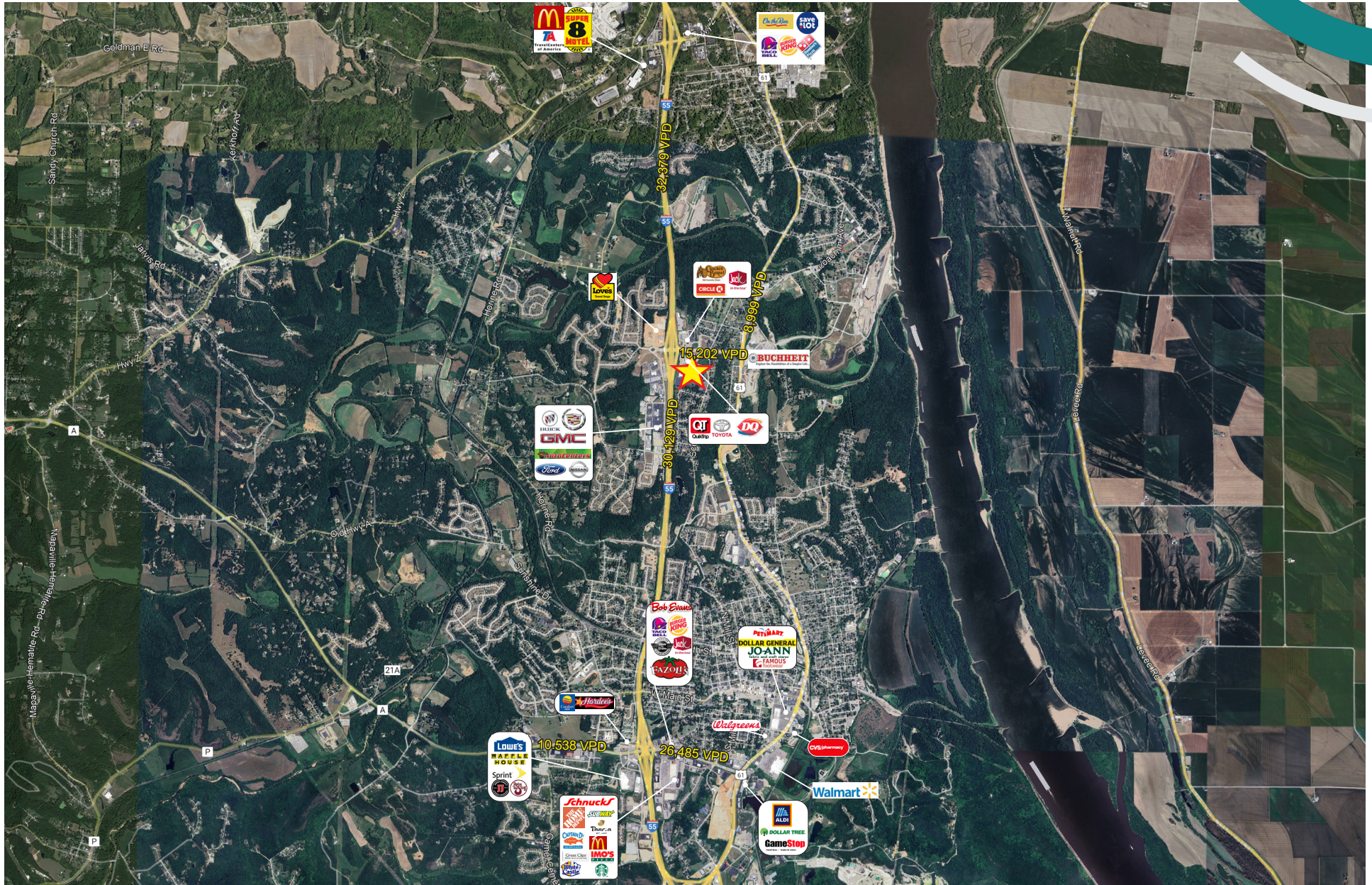
2,838 - 1 mile
26,261 - 3 miles
36,218 - 5 miles



HOUSEHOLDS

962 - 1 mile
10,343 - 3 miles
14,138 - 5 miles

TRADE AREA



SITE AERIAL

