

ST. LOUIS, MO

FOR SALE

4305

BUTLER HILL RD





4305 Butler Hill Rd

MARKET AERIAL

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- Sale Price: \$2,400,000
- 100% leased with stable in-place income
- Excellent visibility along a high-traffic corridor with exposure to Interstate 55 (157,561 VPD), Butler Hill Rd (15,225 VPD), and Lemay Ferry Rd (22,346 VPD)
- Signalized intersection location directly across from a grocery-anchored retail center

Ideal for a variety of medical, wellness, and service-oriented users, including:

- Family practice
- Chiropractor
- Orthodontist or dental specialist
- Hearing center
- Frozen yogurt, ice cream, or smoothie concept
- Beauty supply retailer
- Nutritional supplement store
- Salon or personal care services
- Massage therapy
- General professional office

	1 mile	3 miles	5 miles
POPULATION	11,467	75,231	166,955
HOUSEHOLDS	5,064	33,062	71,482
MED HH INCOME	\$88,223	\$84,306	\$86,600