

**High Exposure | Interstate Location | Turn-Key Auto Sales/Service/Vehicle Display
6,700 +/- SF Automotive Sales/Showroom & 13,500 +/- SF
Service/Storage/Warehouse Facility**



FOR LEASE OR SALE
(Property Can Be Subdivided)
FORMER TRIVERS MOTOR CITY AUTO SALES
Fully Secured and Improved 2.8 +/- Acres

2777 - 2783 Dunn Road
Unincorporated St. Louis County, MO 63136
(St. Louis MSA)

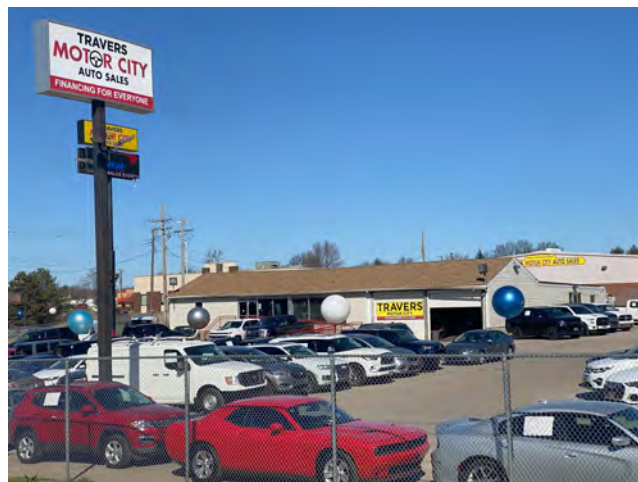
Exclusively Listed By:
Cornerstone Commercial Realty, Inc.
8000 Maryland Avenue, Suite 1120
Clayton, MO 63105
(314) 962-0060
www.ccr-stl.com

Contact:
Jason Morgan (314) 560-8114
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Tommy Leonard (314) 675-5240
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ECONOMIC & PROPERTY HIGHLIGHTS

Building SF (2 Buildings).....	20,200 +/- SF
Acreage.....	2.8 +/- Acres
Estimate for 2023 Real Estate Tax.....	\$2.31/SF
Estimate for 2024 Insurance.....	\$0.60/SF
CAM.....	Tenant Self-Performs
For Lease.....	\$7.69/SF
For Sale.....	\$1,585,000
Building 1 (Used Car Lot).....	Available Separately
Building 2 (Service Facility).....	Available Separately

Interstate
270
Frontage

98,744
Vehicles
Per Day

Two Pylon
Signs +
Building
Signage

Cross Access
with
QuikTrip

Zoned C-8
Commercial

Fully
Developed
& Secured
Lot

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PROPERTY DETAILS

Building #1 Size.....6,700 SF
Building #1 Year Built.....1955
Building #1 Year Renovated.....2015
Tax ID.....10G-54-0227

Building #2 Size.....13,500 SF
Building #2 Year Built.....1969
Building #2 Year Renovated.....2020
Tax ID.....09G-22-0772

Total # of Parcels.....4
Ownership.....Fee Simple
Zoning.....C-8 Planned Comm. District
Total Acreage.....2.8 +/- Acres
Billboard.....Exluded from Lease or Sale

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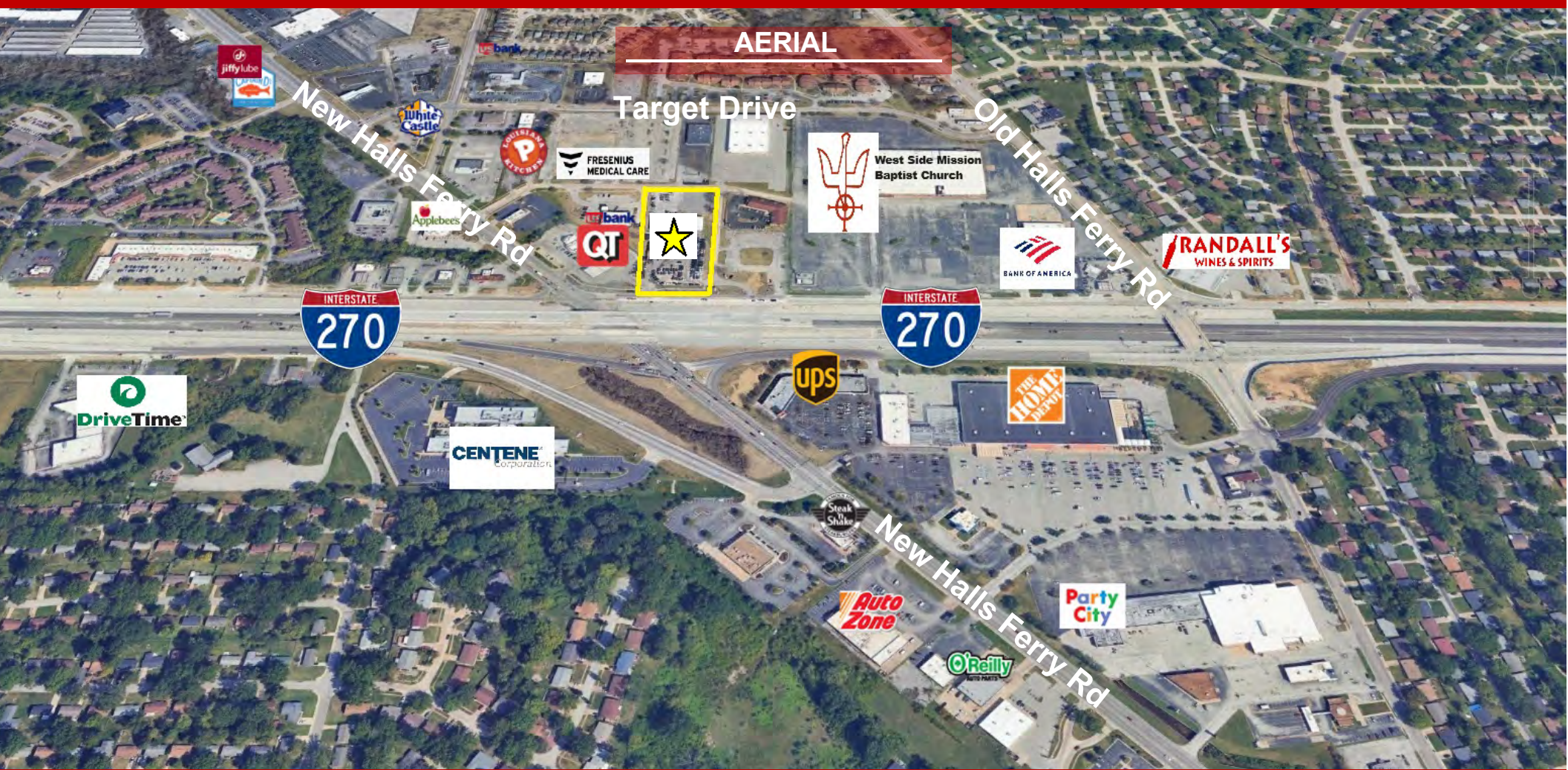
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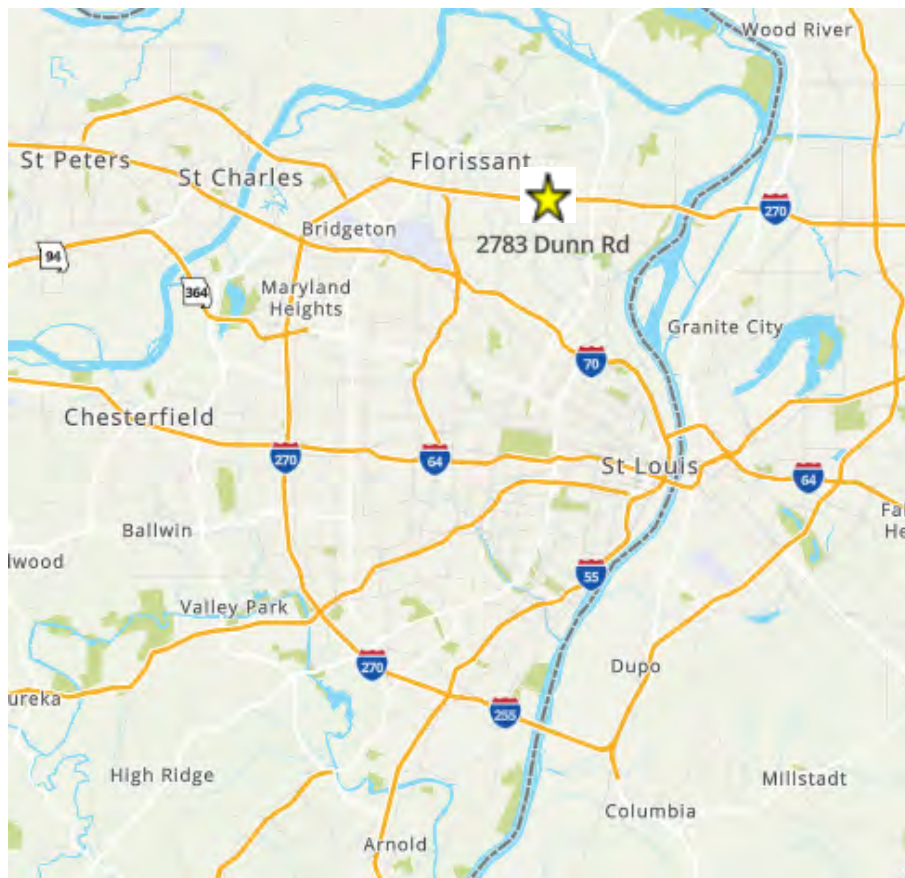
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LOCATION MAP & DEMOGRAPHICS



1-Mile Population.....	12,146
5-Mile Population.....	223,870
10-Mile Population.....	584,044
1-Mile Number of HH.....	4,673
5-Mile Number of HH.....	86,472
10-Mile Number of HH.....	235,804
1-Mile Daytime Employment.....	3,528
5-Mile Daytime Employment.....	60,315
10-Mile Daytime Employment.....	333,326

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