

FOR LEASE OR SALE BUILDING & LAND



10484 W. FLORISSANT ST. LOUIS, MO 63136

| | <u>3 MILE</u> | <u>5 MILE</u> | <u>VEHICLES PER DAY</u> |
|---------------------------|---------------|---------------|--------------------------------|
| POPULATION | 104,062 | 248,641 | W. Florissant Rd 40,000 V.P.D. |
| DAYTIME POPULATION | 32,427 | 78,440 | I-270 143,000 V.P.D. |
| HOUSEHOLD INCOME | \$59,740 | \$60,103 | |

- .52± Acre / 22,651± Sq. Ft.
- 200' Of Frontage on W. Florissant
- Four Automotive Bays
- No Further Action Letter From DNR

Lease Rate: \$2,500.00 Per Month

Sale Price: \$295,000.00



HILLIKER CORPORATION

2001 SOUTH HANLEY ROAD
SUITE 300 • ST. LOUIS, MO 63144

Contact: Peter Newton or Patryk Kowalczyk

(314) 781-0001

Commercial • Industrial • Investment
Real Estate Services

