

FOR SALE

6516-6600 S. LINDBERGH BLVD.
ST. LOUIS, MO 63123

4%
TO PROCURING BROKER

Asking Price:

\$1,975,000

Highly Visible, ±7,160 SF Stand-Alone Retail Property

- Fronting Costco, Hobby Lobby and Target anchored retail center
- Approximately 115,000 vehicles per day on I-55
- Highly desirable South County location
- Proximity to hotels, shopping, restaurants and South County Mall
- Strong demographics
- Building sits on 1.36 acres
- ±91 surface spaces
- Ideal for QSR, sit-down restaurant, medical/office
- Drive through potential

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DEMOGRAPHICS*	1 Mile	3 Miles	5 Miles
Population (2017)	8,016	94,135	203,408
Average Age	44.00	42.80	42.20
Households	3,617	41,119	88,162
Median HH Income	\$55,490	\$60,395	\$60,421
Median Home Value	\$176,475	\$178,211	\$177,507
Total Businesses	834	4,178	7,988

*Source: CoStar

TRAFFIC COUNTS

- Approximately 115,000 VPD on I-55
- Approximately 100,000 VPD on I-270
- Approximately 34,000 VPD on Lindbergh



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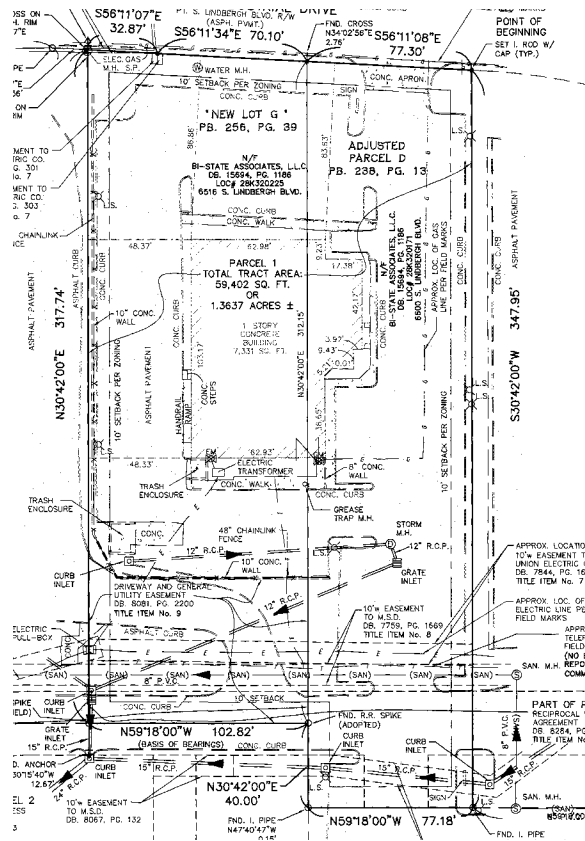
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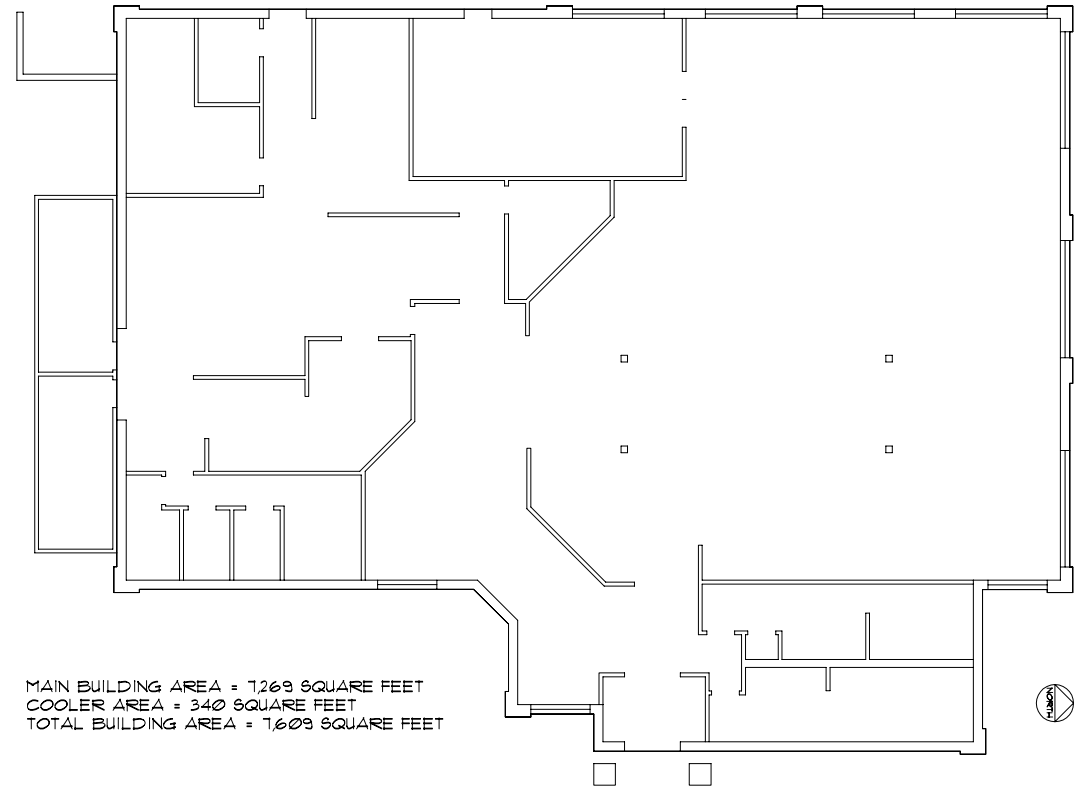
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Site Survey



Floor Plan



MAIN BUILDING AREA = 1,269 SQUARE FEET
COOLER AREA = 340 SQUARE FEET
TOTAL BUILDING AREA = 1,609 SQUARE FEET

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