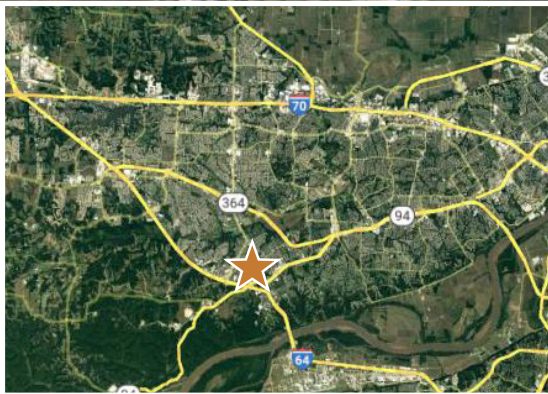
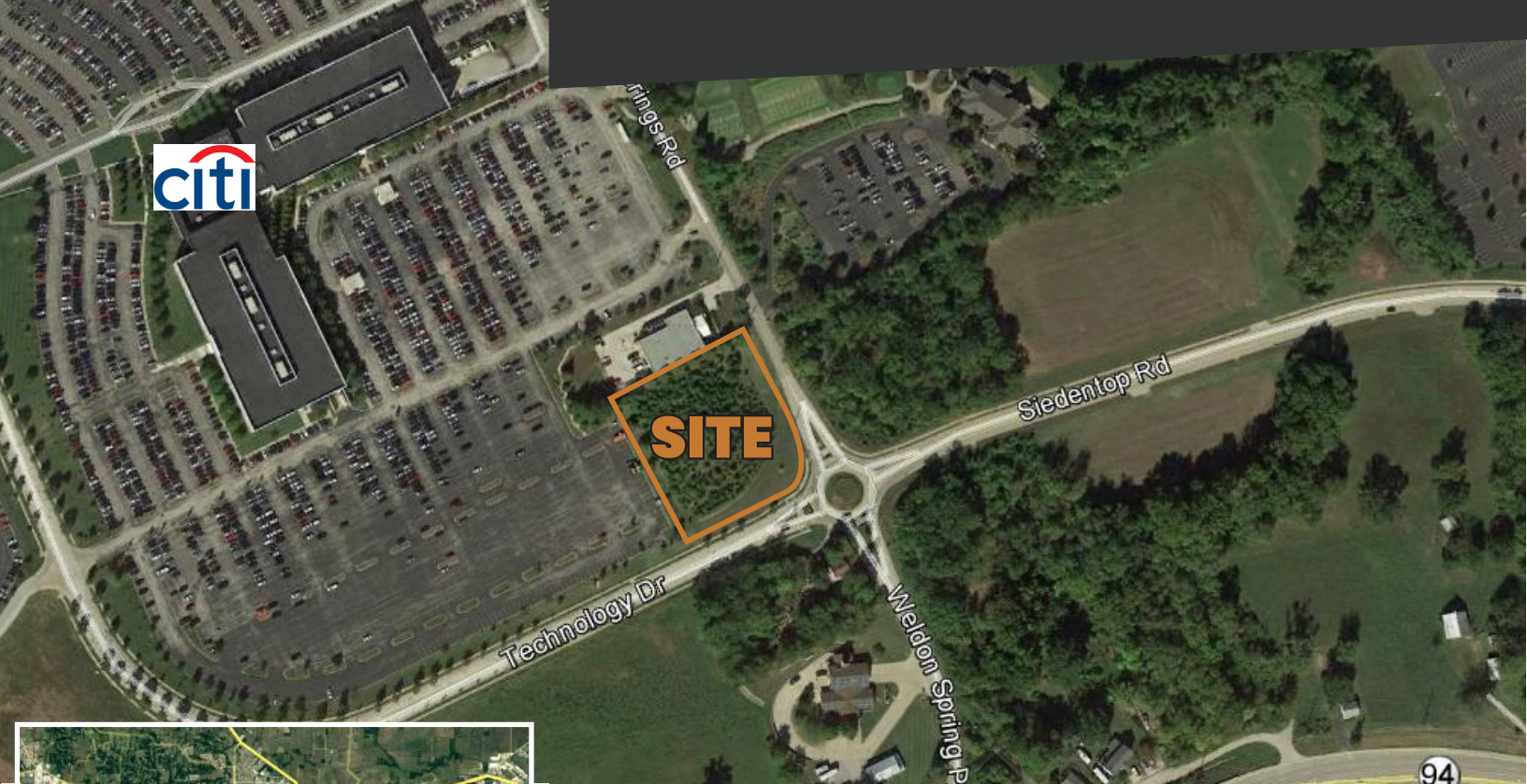


FOR SALE

1.6 Acre Prime Commercial Lot

6324 & 6330 Weldon Spring Rd | Weldon Spring, MO 63304



Property Details

- 1.6 Acre Prime Commercial Lot Located at the Corner of Weldon Spring Rd & Technology Dr
- Situated Adjacent to Citi Campus and Nearby Numerous Amenities
- Predominantly Level Site
- Easy Access to I-64/40, Hwy 94, and Hwy K
- Public Water & Sanitary Sewer On Site
- Zoned "GC" General Commercial District in City of Weldon Spring
 - Permitted Uses Include: Office, Kennels/Dog Daycares, Restaurants, Retail Sales & Services, Schools, Self-Storage (Indoor), Veterinary Clinics, Day Care (Child Nursery), Health Care & Family Services, Fitness Center, Hotel, Medical Office, Etc.
 - Conditional Uses Include: Automotive Rental Agency, Auto Repair Shop, Car Washes, Gas Station, R&D & Testing Services, Etc.
- 2024 Real Estate Taxes: \$7,471.87

SALE PRICE \$414,691.20
(\$5.95/SF)

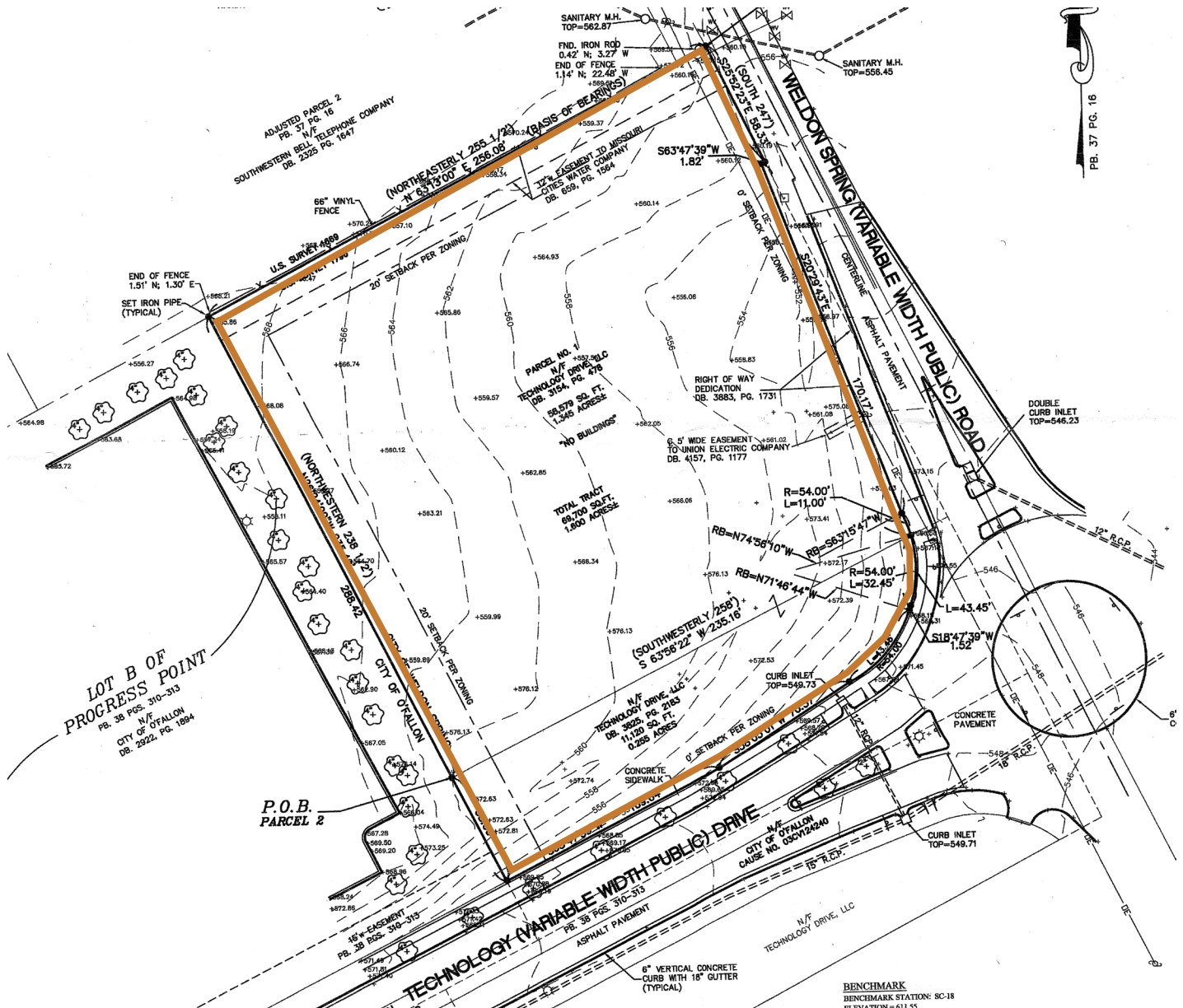
Keith Schneider, CCIM, SIOR
Managing Partner
314.520.2747
keith@schneidercommercial.com

Joe Schneider, CCIM, SIOR
Managing Partner
636.578.6069
joe@schneidercommercial.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
p: 636.949.9797
schneidercommercial.com

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Survey

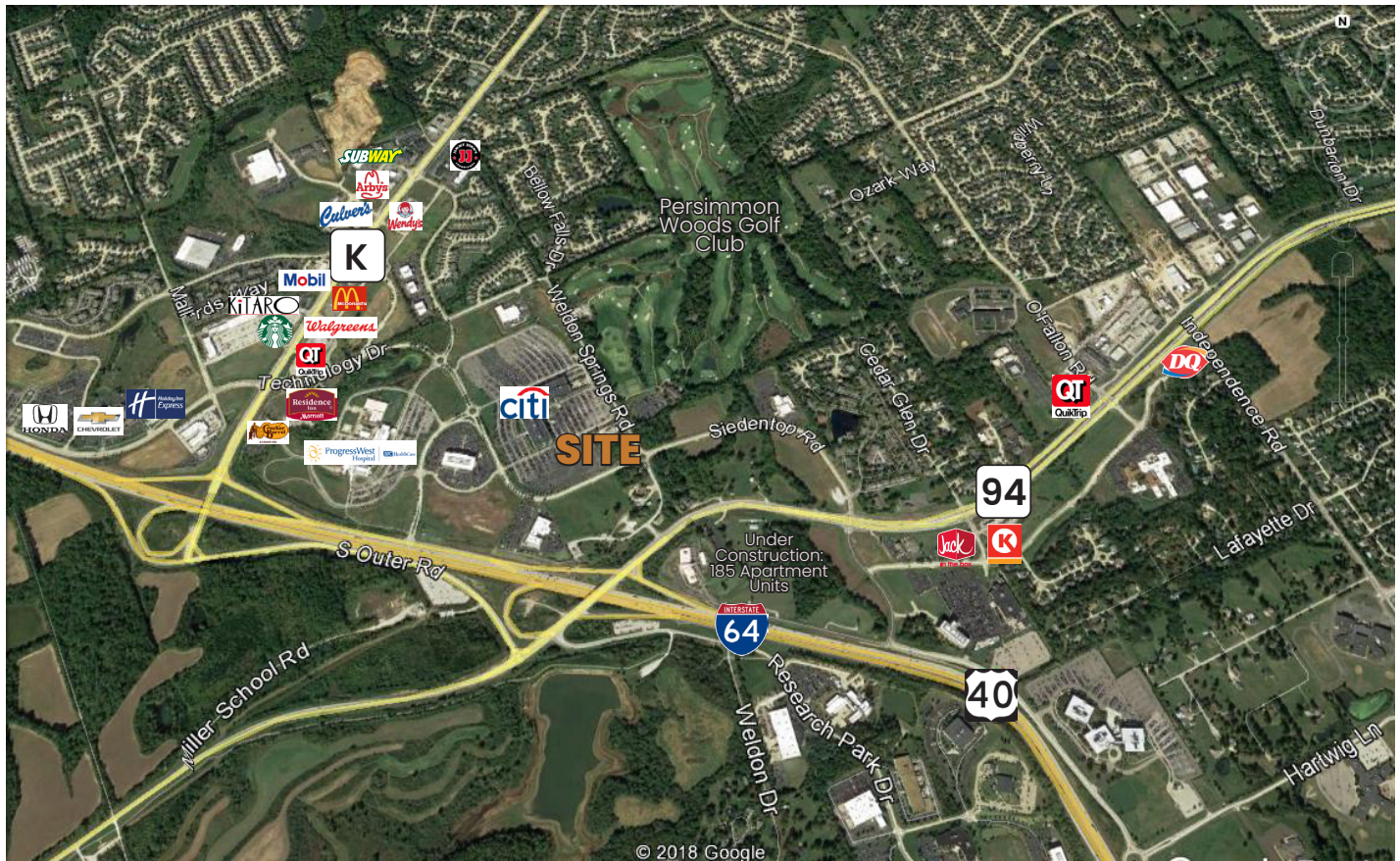


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Aerial



Demographics

	1 Mile	3 Miles	5 Miles
Population	2,960	29,228	91,512
Households	1,039	10,212	31,505
Average HH Income	\$126,534	\$126,119	\$118,365

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