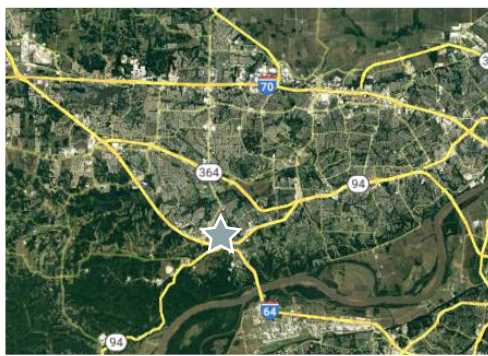
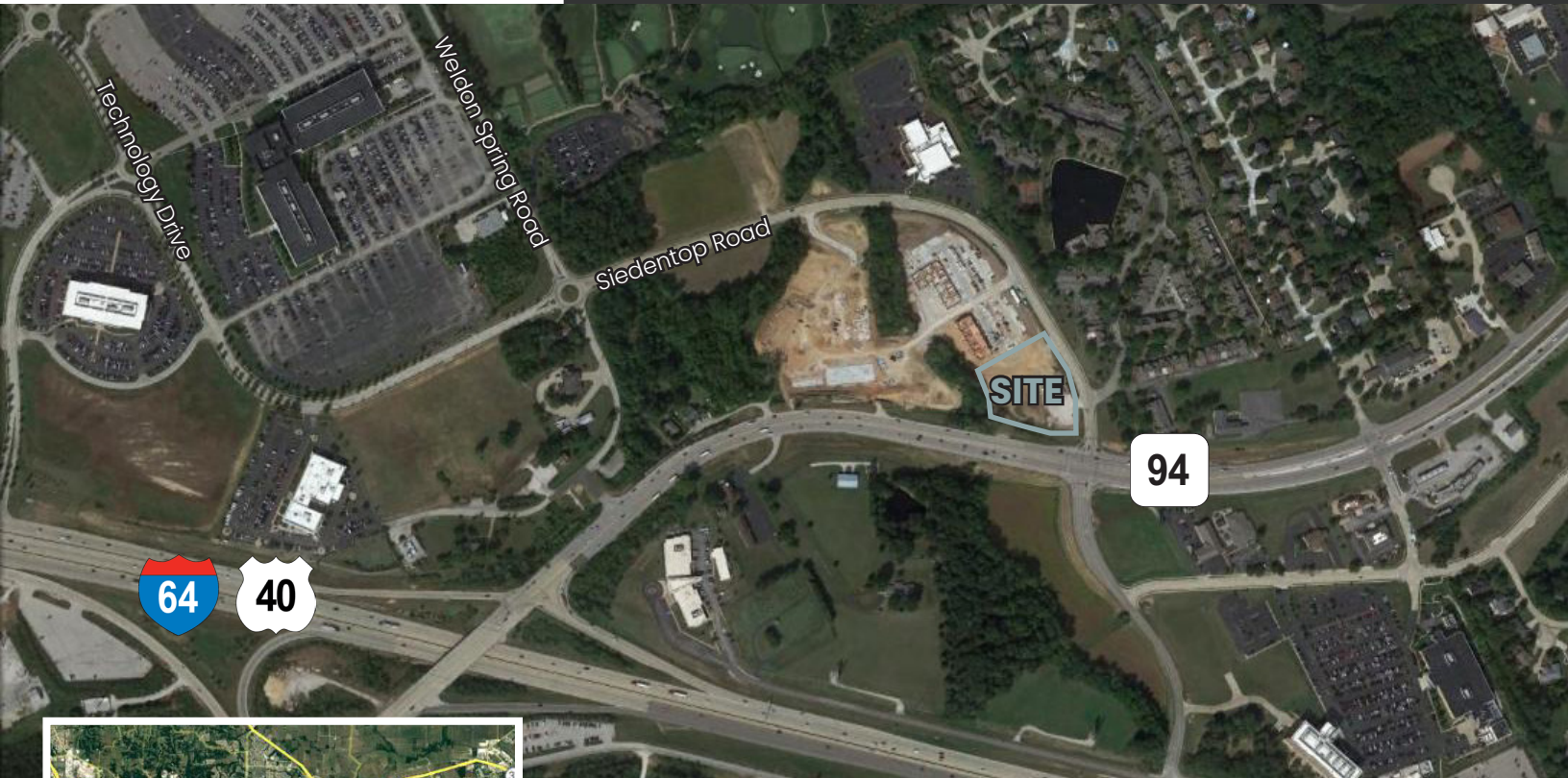




FOR SALE

2.155 Acre Prime Corner Commercial Lot

Corner of Hwy 94 & Siedentop Road | Weldon Spring, MO



Property Details

- 2.155 acre corner lot located at the signalized intersection of Hwy 94 & Siedentop Road
- Immediately adjacent to new The Trace Upscale Apartment development (185 units)
- High traffic counts on Hwy 94 at site (35,000+ vehicles per day)
- Extremely strong area demographics
- Public water and sanitary sewer on site
- Approximately 0.40 miles from I-64/40 & Hwy 94 interchange; less than 5 minutes from Chesterfield / St. Louis County
- Zoned "PC" Planned Commercial District in City of Weldon Spring
- Permitted uses: Office, restaurants (including fast food), retail sales and services, schools (except middle and high), veterinary clinics, hotel, fitness center, health care, medical office, financial services/banking, grocery store, liquor store, dog day care, etc.
- Conditional uses: Nursing home/assisted living/residential care, light industrial uses, self-storage, warehouse and wholesale trade, etc.

SALE PRICE \$1,215,640 (\$12.95/SF)

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

Joe Schneider, CCIM, SIOR
Managing Partner
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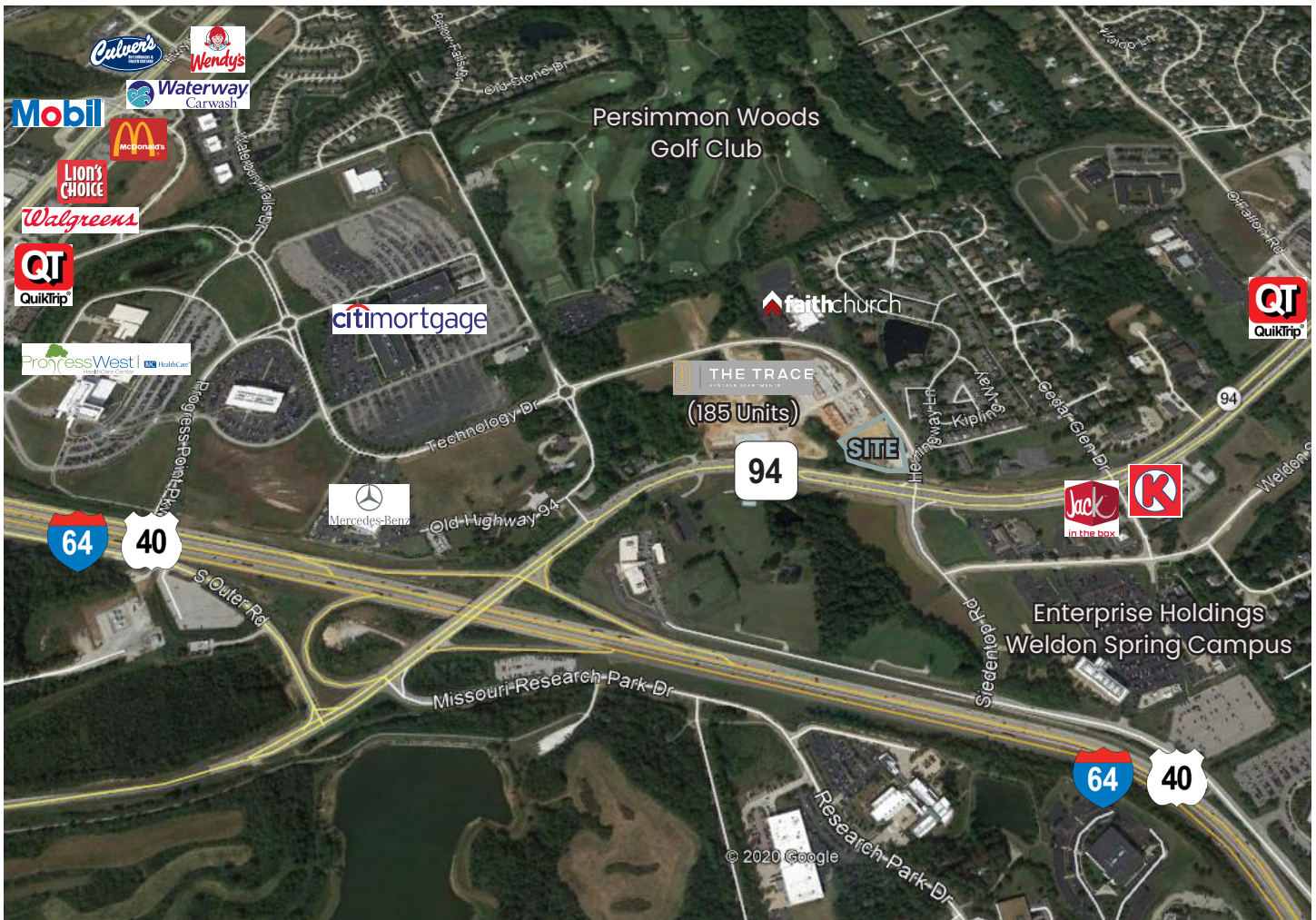
1551 Wall Street, Suite 200
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Aerial / Location Map



Demographics

	1 Mile	3 Mile	5 Mile
Population	4,474	31,885	104,556
AVG. HH Income	\$152,747	\$148,803	\$138,798

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Conceptual Plan

Roundabout Already Installed



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