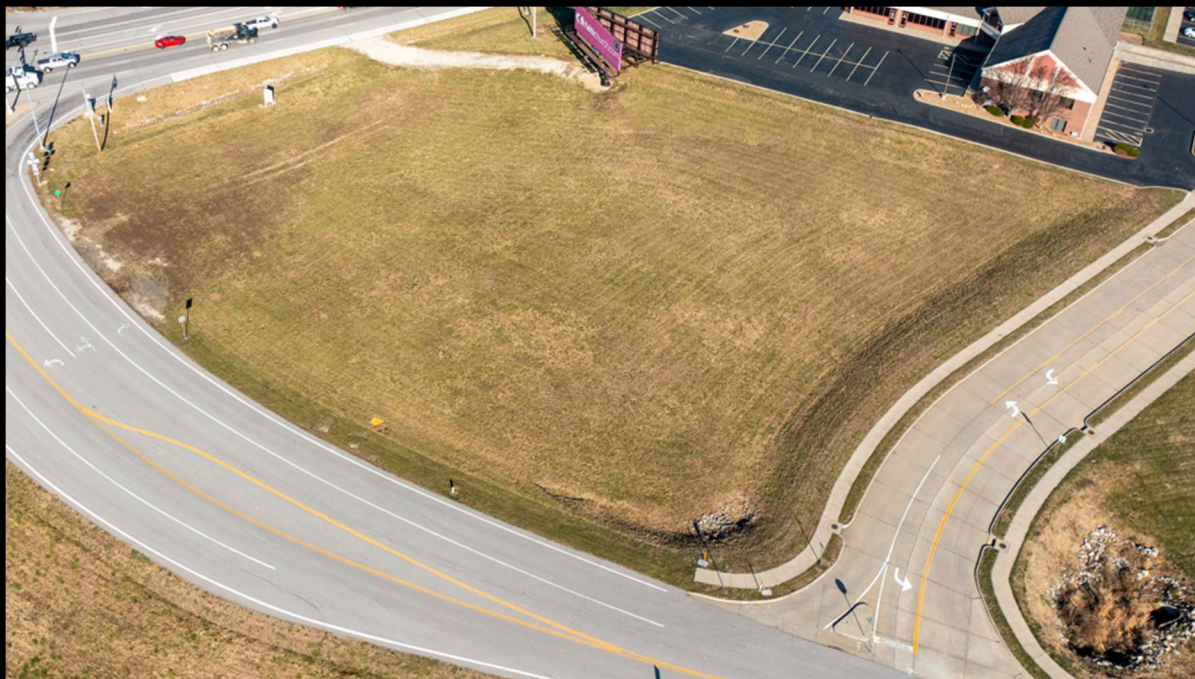


SIEDENTOP RD and HWY 94 – SPACE AVAILABLE FOR LEASE



PROPERTY DEMOGRAPHICS

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population:	31,852	100,275	389,003
Households:	11,352	35,049	148,615
Avg HH Inc:	\$147,159	\$135,580	\$131,517
Traffic Counts:	Annual Average Daily Traffic (AADT)		
	Siedentop Rd: 5,239	Hwy 94: 40,089	

PROPERTY HIGHLIGHTS

- 1.93 TOTAL ACRES
- LOCATED AT THE INTERSECTION OF SIEDENTOP AND HWY 94. SURROUNDED BY BOTH RETAIL AND OFFICE SPACE.
- AVAILABLE FOR SALE OR BUILD TO SUIT
- ASKING PRICE: \$2,050,000

CONTACT INFORMATION

Contact

Reed Montgomery

(314) 968-6840 (office)

(314) 616-0727 (cell)

rmontgomery@monpromgt.com

Andrew Montgomery

(314) 957-4077 (office)

(314) 779-8889 (cell)

andrew.montgomery@montgomeryig.net

The information contained herein has been given to us by reliable sources. All information should be verified prior to lease.



13303 Manchester Rd. St. Louis, MO. 63131