

WOLFRUM ROAD – SPACE AVAILABLE



PROPERTY DEMOGRAPHICS

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population:	25,326	80,715	414,880
Households:	9,108	28,062	158,692
Avg HH Inc:	\$145,127	\$148,776	\$133,404
Traffic Counts:	Annual Average Daily Traffic (AADT)		
HWY 40: 91,237	Wolfrum Rd: 3,100		

PROPERTY HIGHLIGHTS

- 16.3 TOTAL ACRES
- LOCATED JUST ACROSS THE MISSOURI RIVER AT THE WELDON SPRINGS EXIT OVERLOOKING HWY 40.
- AVAILABLE FOR SALE OR BUILD TO SUIT
- CONTACT BROKER FOR PRICING

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