

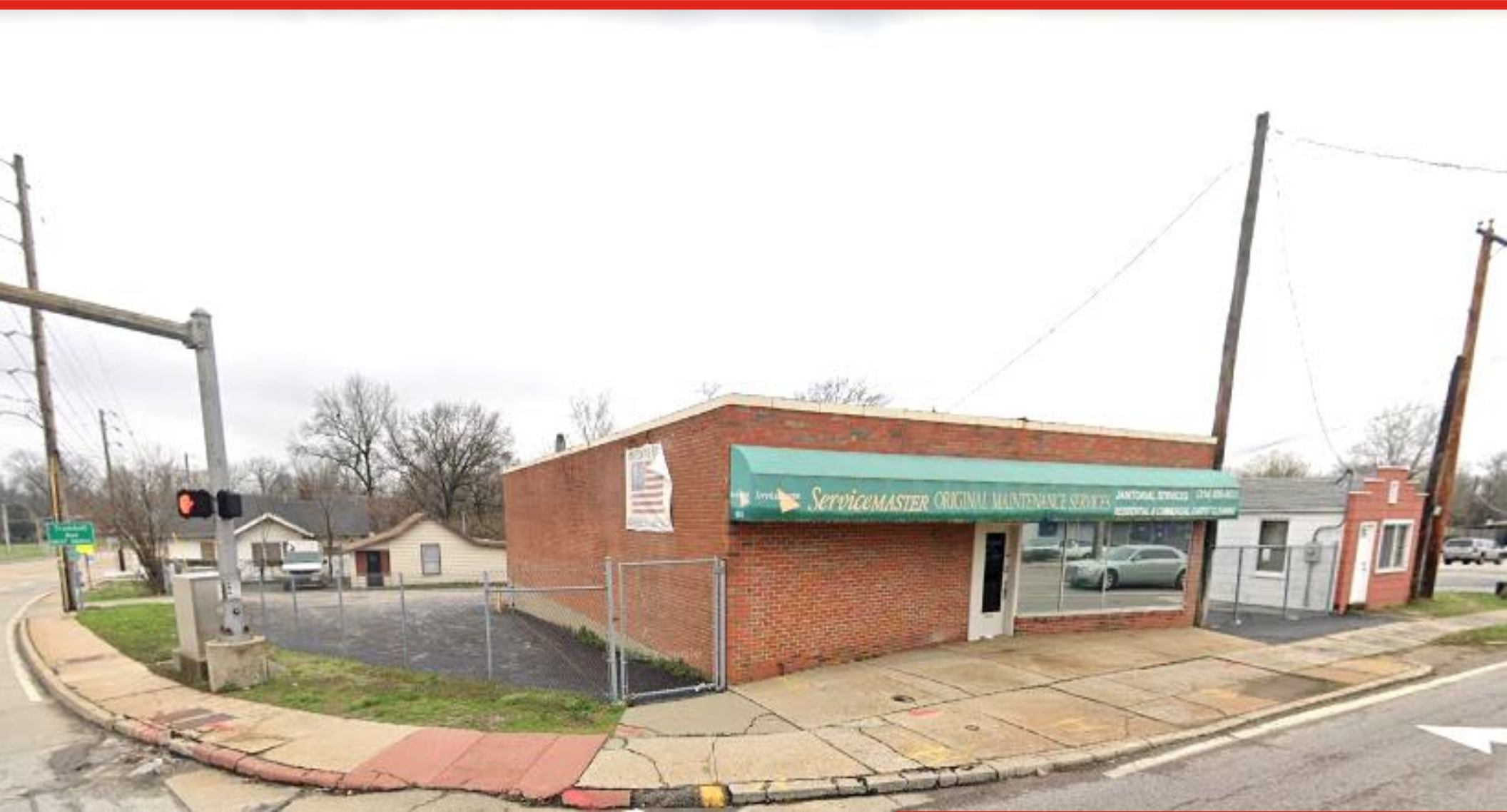
FOR SALE

3531 North Hanley Road | St. Louis, MO 63121

OWNER-USER OR REDEVELOPMENT LAND

16,988 S.F. Available

\$425,000.00



SCAN HERE!



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of property. We recommend Lessee investigate fully.

MANOR REAL ESTATE

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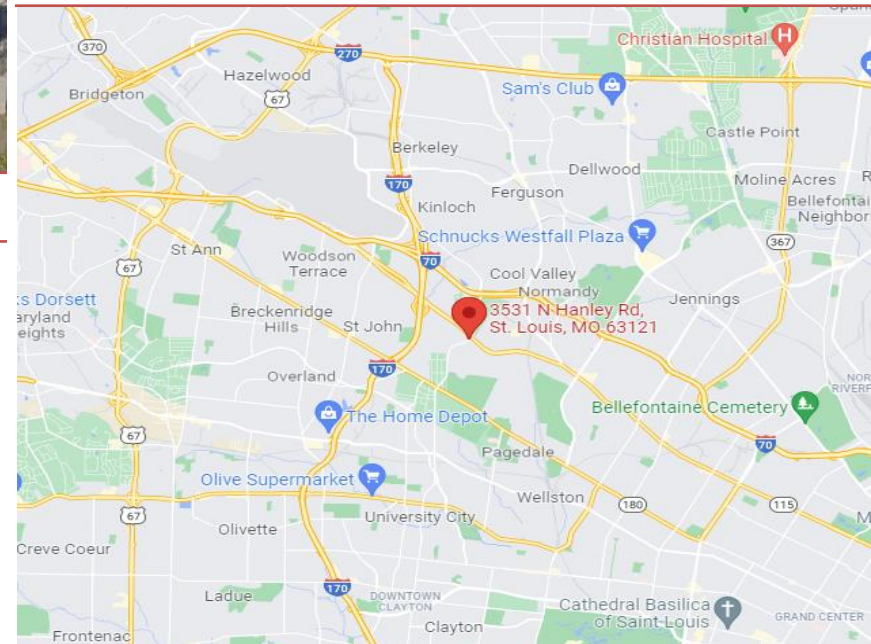
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Property Features

Lot Size	15,456 Square Feet
Building Size	~4,854 Square Feet
Number of Buildings	4
Built	1952
Zoning	F – Commercial
Traffic Count	16,000 VPD on Hanley Road 18,000 VPD on Natural Bridge Road
Lot Frontage	94



Location Overview

- Located on a signalized hard corner at the intersection of North Hanley Road and Natural Bridge Road
- Natural Bridge Road is a major thoroughfare with 18,000 vehicles driving by per day and 16,000 along North Hanley Road
- Burger King is proposed to be built caddy-corner to site
- Densely Populated area with 100,000 people living in a 3-mile radius of the subject property
- Less than ¼ a mile from the University of Missouri – St. Louis Campus

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