



**EDUCATIONAL/
RELIGIOUS
OPPORTUNITY**

SCAN HERE!



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**1400 BABLER PARK DRIVE
WILDWOOD, MO 63038
13,054 S.F. | \$1,100,000 (\$84.27/S.F.)**

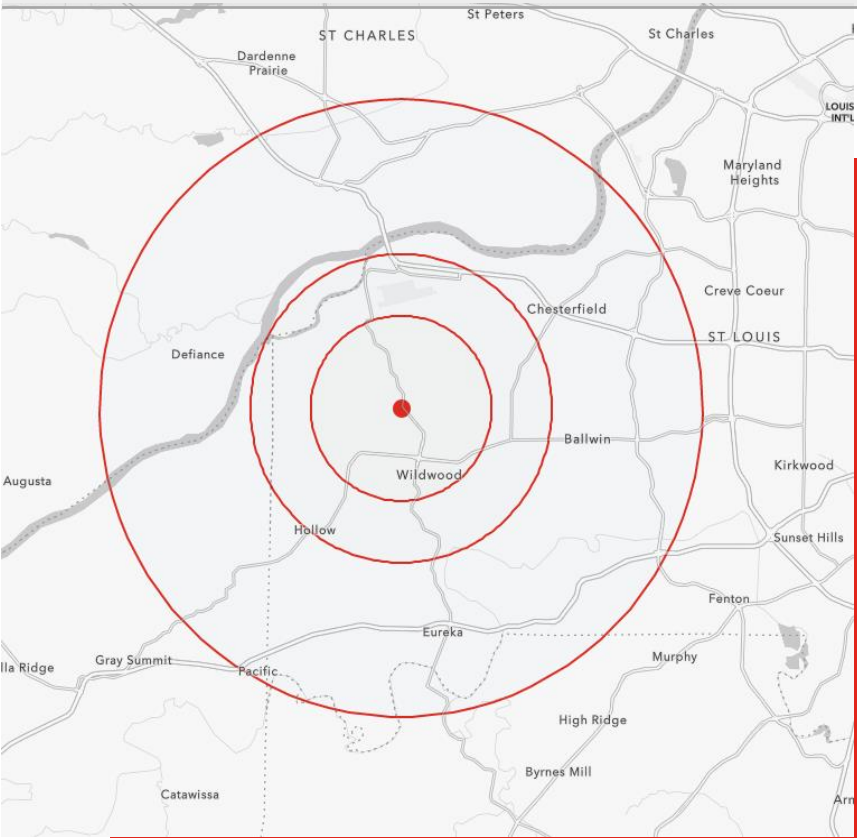
FOR SALE

PROPERTY INFORMATION



- **VERSATILE 2-STORY BUILDING**
- **IDEAL FOR EDUCATIONAL OR RELIGIOUS USES**
- **ABUNDANT PARKING WITH III SPACES**
- **RECENT CAPITAL IMPROVEMENTS INCLUDE: NEW ROOF, NEW SEPTIC SYSTEM, HVAC CONTROLS, AND PARKING LOT LIGHTING**
- **10.43 ACRE SITE WITH OPPORTUNITY FOR EXPANSION**
- **\$193,000 AVERAGE HOUSEHOLD INCOME IN A 1 MILE RADIUS**

DEMOGRAPHICS		3 MILES	5 MILES	10 MILES
POPULATION		25,522	63,284	264,942
HOUSEHOLDS		9,214	23,116	101,192
AVERAGE HH INCOME		\$198,600	\$193,436	\$158,886



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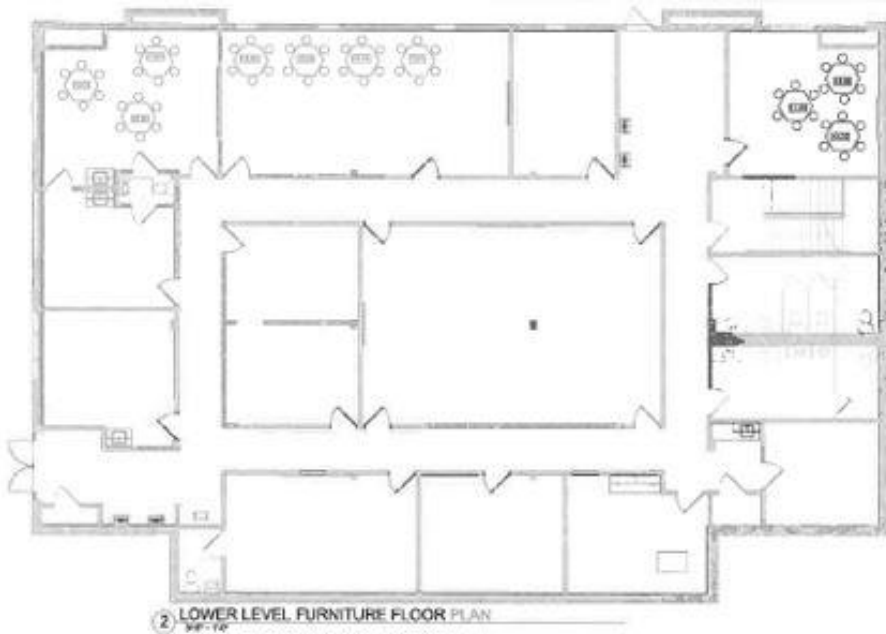
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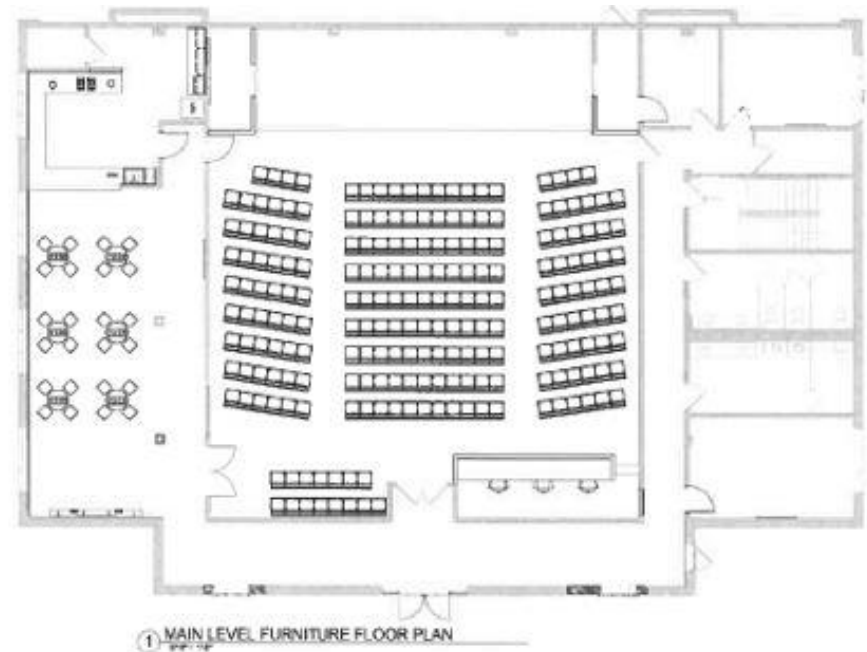
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FLOOR PLAN



LOWER LEVEL



MAIN LEVEL

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AERIAL



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