

**ST. PETERS LIGHT INDUSTRIAL CORNER LOT**



SCAN HERE!



**MARK CLARKSON**

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**480 BROWN ROAD  
ST. PETERS, MO 63376  
0.65 ACRES | \$575,000 (\$20.30/S.F.)**

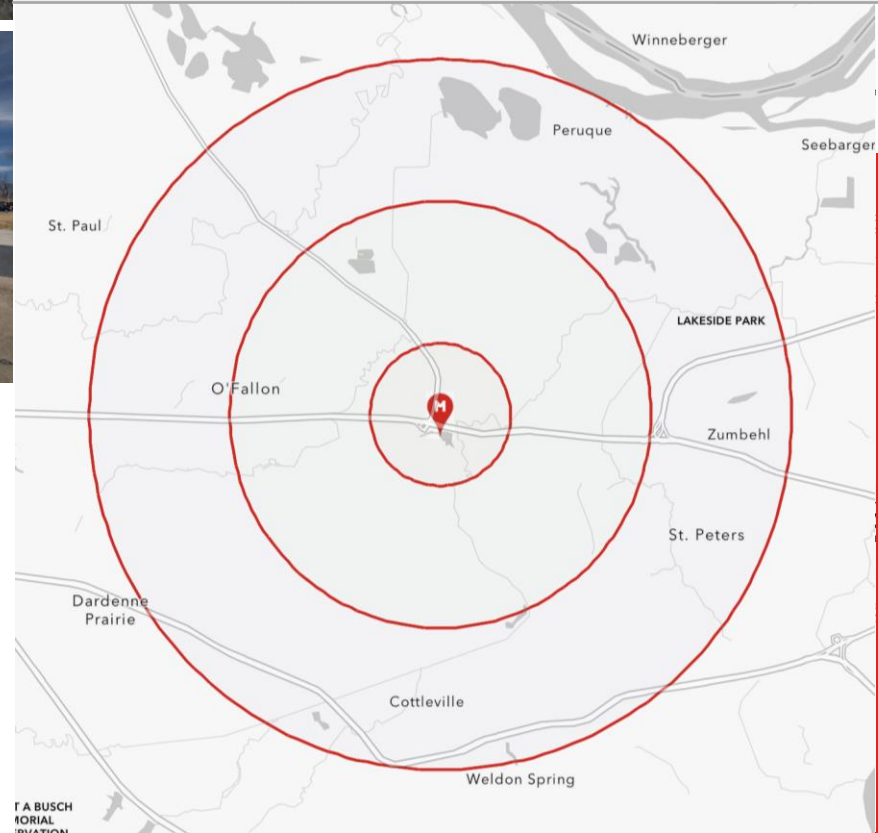


### PROPERTY INFORMATION



- LIGHT INDUSTRIAL CORNER LOT IN ST. PETERS, MO
- SEPARATE OFFICE AND WAREHOUSE BUILDINGS ON-SITE
- LOCATED ADJACENT TO BRAND-NEW DEVELOPMENT, DISCOUNT COFFEE, CARDINAL PUMP, AND IMMEDIATELY SOUTH OF ARROWHEAD INDUSTRIAL PARK
- 323 +/- LF OF ROAD FRONTAGE ON N. SERVICE ROAD AND EASY ACCESS TO HIGHWAY I-70 AND 79
- 3-PHASE POWER AND ALL UTILITIES ON-SITE, WITH ADJACENT LAND POSSIBLY AVAILABLE FOR ASSEMBLAGE, MAKING GREAT POTENTIAL FOR REDEVELOPMENT
- CURRENTLY OCCUPIED WITH A SATISFIED CONTRACTOR TENANT THAT WOULD CONTINUE TO LEASE OR VACATE UPON SALE

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		4,313	55,900	145,230
HOUSEHOLDS		1,743	21,694	55,911
AVERAGE HH INCOME		\$92,675	\$111,849	\$117,582



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