



CREVE COEUR RETAIL/OFFICE BUILDING



SCAN HERE!



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295 N. LINDBERGH BLVD.
ST. LOUIS, MO 63141
13,680 S.F. | \$1,995,000 (\$145.83/S.F.)
1.43 ACRES

PROPERTY INFORMATION



- VERSATILE 13,680 S.F. BUILDING
- EXCELLENT LINDBERGH FRONTAGE WITH 37,000+ V.P.D.
- ZONED GENERAL COMMERCIAL
- IDEAL FOR RETAIL, OFFICE AND LIGHT WAREHOUSE USES
- OVER 52 PARKING SPACES
- NEW ROOF & PARKING LOT (2020)
- SOLAR PANELS INSTALLED 2013
- CENTRALLY LOCATED BETWEEN OLIVE & I-64 ON N. LINDBERGH
- FUNCTIONAL LOWER-LEVEL AT GRADE AT REAR OF BUILDING

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		4,823	60,775	217,583
HOUSEHOLDS		1,818	26,011	93,438
AVERAGE HH INCOME		\$251,990	\$155,044	\$142,960



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The floor plan is divided into two main sections: PLAN VIEW and SECTION. The PLAN VIEW shows the layout of the 1st floor, including rooms such as the LOBBY, RECEPTION, OFFICE, MEETING ROOM, and CONFERENCE ROOM. The SECTION shows a cross-section of the building, indicating the location of the 1st floor relative to the ground level and other floors. The plan view includes numerous labels for rooms and areas, such as "OFFICE 1", "OFFICE 2", "OFFICE 3", "OFFICE 4", "OFFICE 5", "OFFICE 6", "OFFICE 7", "OFFICE 8", "OFFICE 9", "OFFICE 10", "OFFICE 11", "OFFICE 12", "OFFICE 13", "OFFICE 14", "OFFICE 15", "OFFICE 16", "OFFICE 17", "OFFICE 18", "OFFICE 19", "OFFICE 20", "OFFICE 21", "OFFICE 22", "OFFICE 23", "OFFICE 24", "OFFICE 25", "OFFICE 26", "OFFICE 27", "OFFICE 28", "OFFICE 29", "OFFICE 30", "OFFICE 31", "OFFICE 32", "OFFICE 33", "OFFICE 34", "OFFICE 35", "OFFICE 36", "OFFICE 37", "OFFICE 38", "OFFICE 39", "OFFICE 40", "OFFICE 41", "OFFICE 42", "OFFICE 43", "OFFICE 44", "OFFICE 45", "OFFICE 46", "OFFICE 47", "OFFICE 48", "OFFICE 49", "OFFICE 50", "OFFICE 51", "OFFICE 52", "OFFICE 53", "OFFICE 54", "OFFICE 55", "OFFICE 56", "OFFICE 57", "OFFICE 58", "OFFICE 59", "OFFICE 60", "OFFICE 61", "OFFICE 62", "OFFICE 63", "OFFICE 64", "OFFICE 65", "OFFICE 66", "OFFICE 67", "OFFICE 68", "OFFICE 69", "OFFICE 70", "OFFICE 71", "OFFICE 72", "OFFICE 73", "OFFICE 74", "OFFICE 75", "OFFICE 76", "OFFICE 77", "OFFICE 78", "OFFICE 79", "OFFICE 80", "OFFICE 81", "OFFICE 82", "OFFICE 83", "OFFICE 84", "OFFICE 85", "OFFICE 86", "OFFICE 87", "OFFICE 88", "OFFICE 89", "OFFICE 90", "OFFICE 91", "OFFICE 92", "OFFICE 93", "OFFICE 94", "OFFICE 95", "OFFICE 96", "OFFICE 97", "OFFICE 98", "OFFICE 99", "OFFICE 100".

A circular logo with a red border. Inside the circle, there is a large red letter 'M' in the center. Surrounding the 'M' are four small black squares, one in each quadrant.

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AERIAL



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