



CREVE COEUR RETAIL BUILDING



SCAN HERE!



EDDIE CHERRY, CCIM **BEN CHERRY, CCIM**

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295 N. LINDBERGH BLVD.
ST. LOUIS, MO 63141
17,820 S.F. | \$2,400,000 (\$134.68/S.F.)
1.43 ACRES

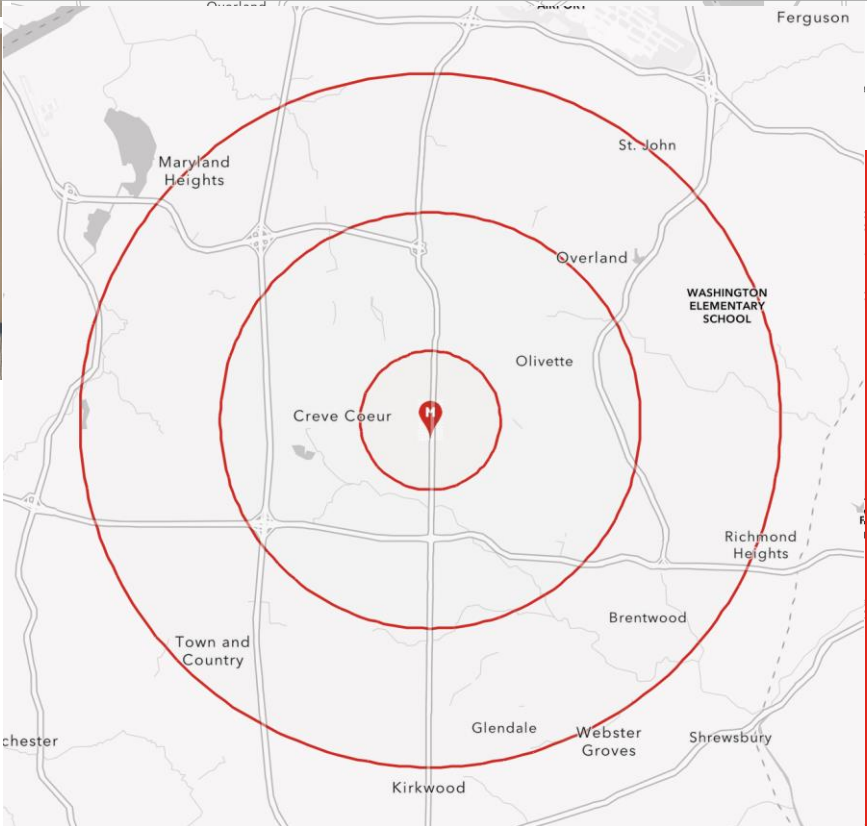
FOR SALE

PROPERTY INFORMATION



- **VERSATILE 18,000 S.F. COMMERCIAL 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**

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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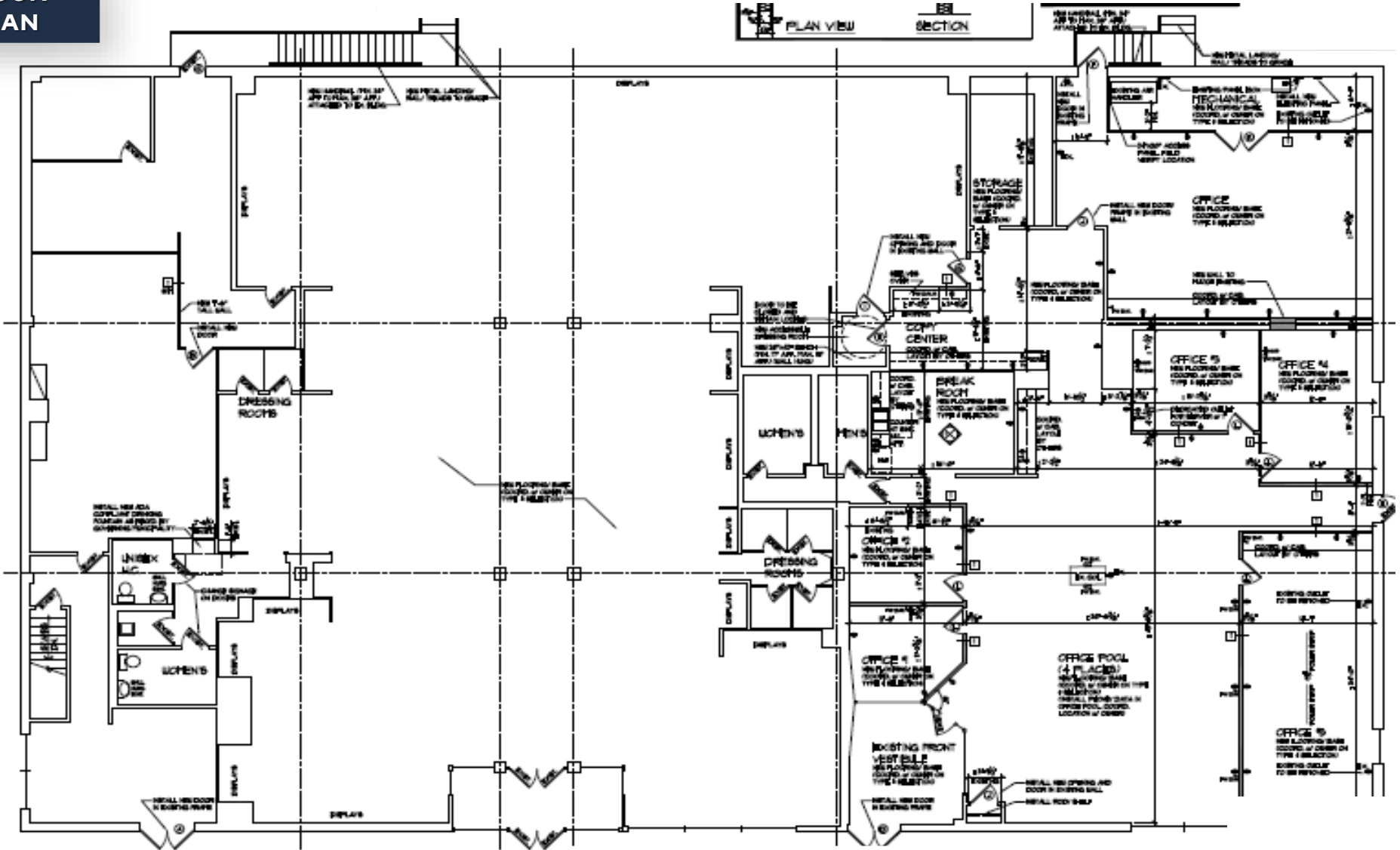
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FLOOR PLAN



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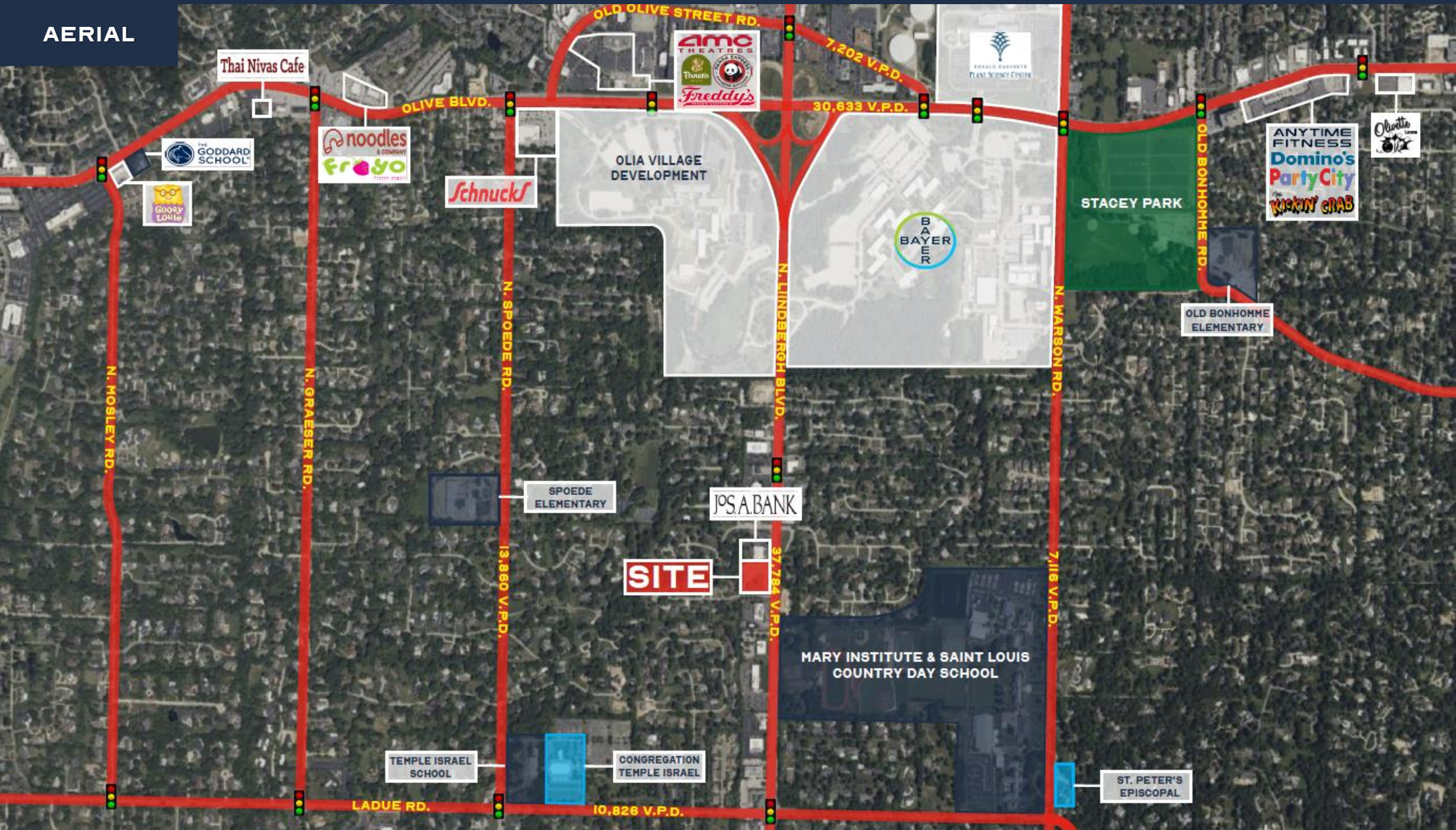
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AERIAL



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