

**RELIGIOUS/  
EDUCATIONAL  
FACILITY**



This photo was edited using AI.

**BEN CHERRY, CCIM**

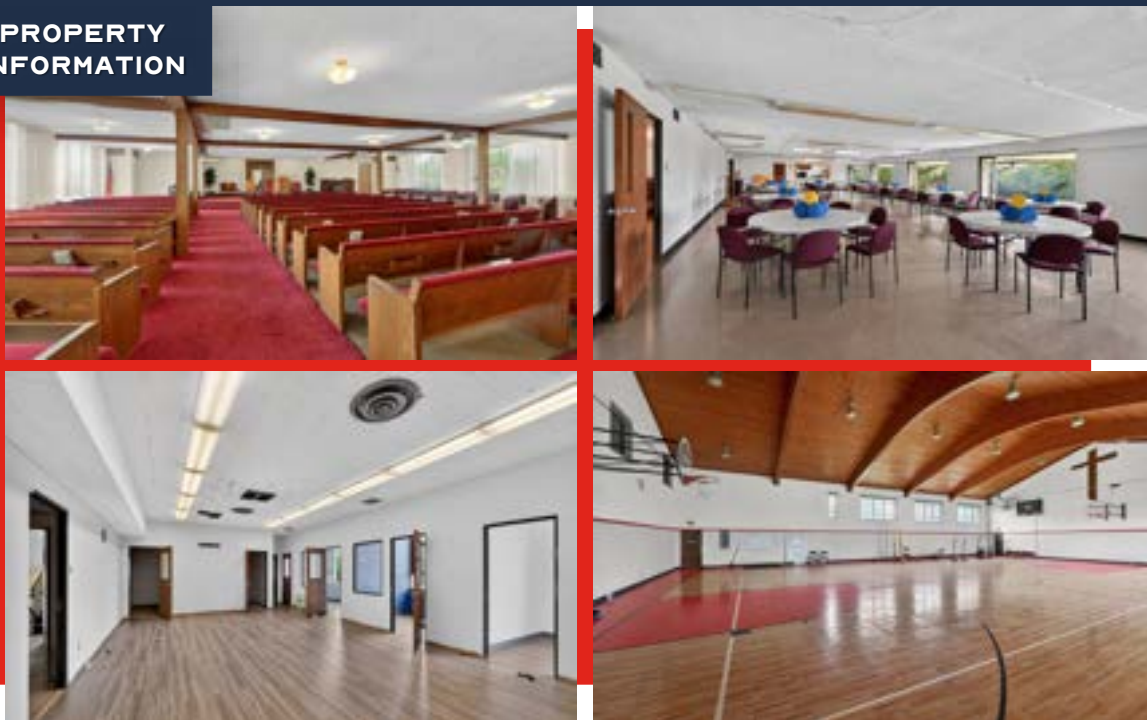
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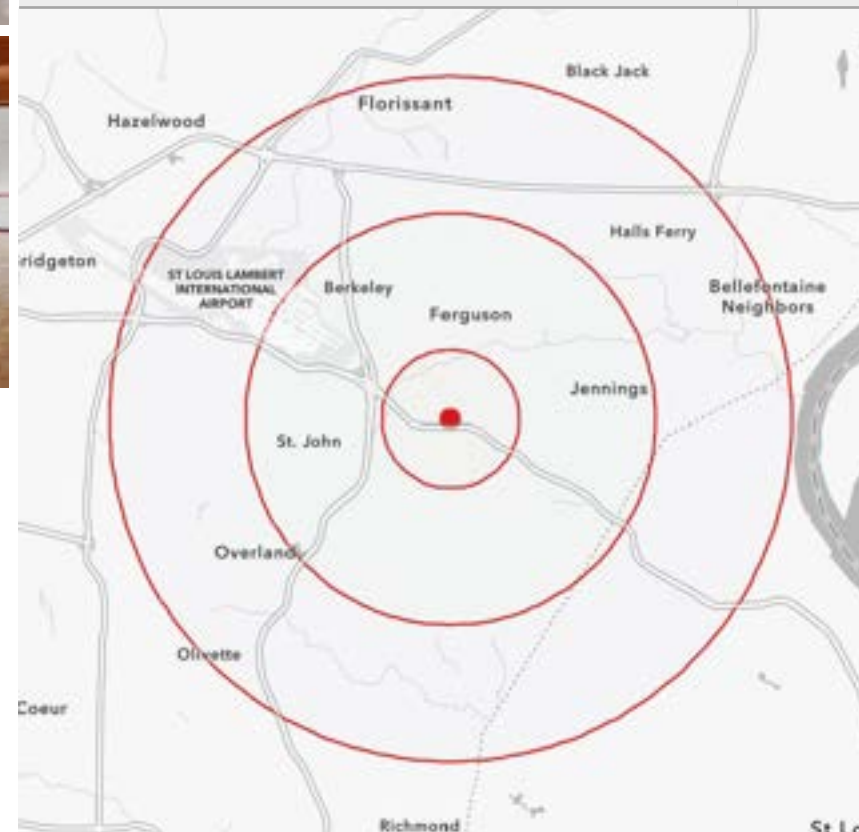
**206 EMERLING DRIVE  
ST. LOUIS, MO 63121  
~45,612 S.F. | \$1,699,000 (\$37.25/S.F.)**

### PROPERTY INFORMATION



- RELIGIOUS / EDUCATIONAL FACILITY CONSISTING OF 2 BUILDINGS
- ~45,612 SF OF EXISTING IMPROVEMENTS INCLUDING A LARGE SANCTUARY, CLASSROOMS, GYM AND SUPPORTING SPACES
- I-70 VISIBILITY, 158,032 VEHICLES PER DAY
- 130 SURFACE PARKING SPACES
- 10.74 ACRES SITE IN INNER-RING ST. LOUIS COUNTY
- CLAYCO HQ, EXPRESS SCRIPTS, AMAZON WAREHOUSE, UMSL AND LAMBERT INT'L AIRPORT ALL WITHIN 0.5 MILES

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		7,524	85,356	261,128
HOUSEHOLDS		3,102	35,544	112,121
AVERAGE HH INCOME		\$63,398	\$61,386	\$77,697



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**BUILDING B**

**SECOND FLOOR**



**FIRST FLOOR**



**LOWER LEVEL**



**TOTAL SQUARE FOOTAGE: ~27,684 S.F.**

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AERIAL



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