MANOR REAL ESTATE

FOR SALE

JEFFERSON COUNTY RETAIL OPPORTUNITY



Dillon Flynn
Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com

3760 JEFFCO BLVD
ARNOLD, MO 63010
1.49 ACRES | $300,000 ($4.62/S.F.)

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PROPERTY INFORMATION



DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		7,782	50,679	92,349
HOUSEHOLDS		3,297	19,986	36,228
AVERAGE HH INCOME		$113,920	$115,014	$128,330



- 1.49 ACRES OF COMMERCIAL LAND WITH FRONTAGE ON JEFFCO BLVD, A PRIMARY RETAIL CORRIDOR IN ARNOLD
- INTERSTATE 55 ACCESS WITHIN HALF MILE
- FLEXIBLE FOR RESTAURANT (INCLUDING DRIVE-THRU), MEDICAL/OFFICE, BANK, AUTO SERVICE, OR SMALL-FORMAT RETAIL USERS
- A GOOD FIT FOR BUILD-TO-SUIT AND GROUND LEASE USERS WHO WANT TO DEVELOP AROUND THEIR OWN REQUIREMENTS
- 294 FEET OF FRONTAGE ALONG JEFFCO

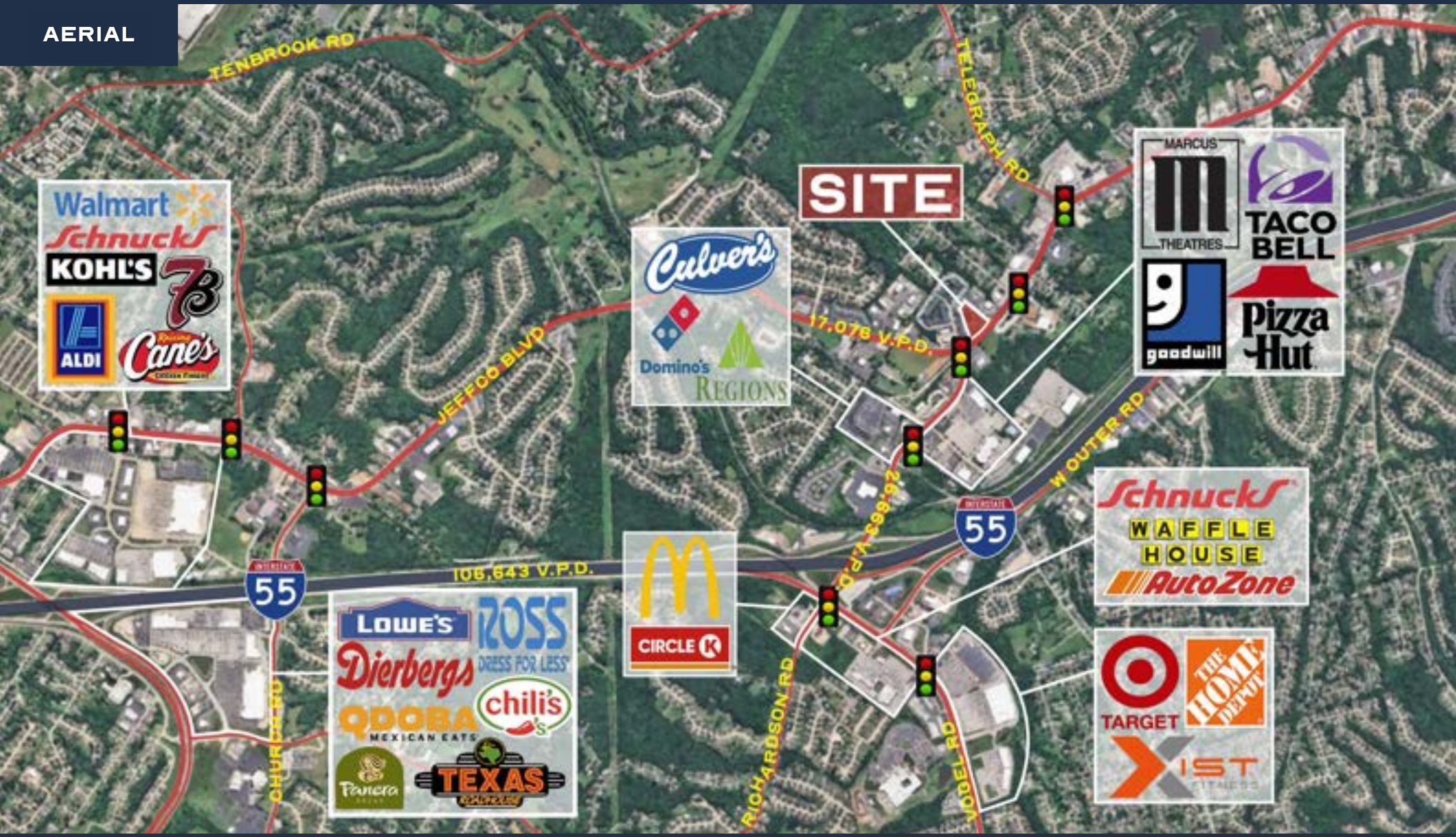
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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.