

# For Sale

# PRICE REDUCED

## .82± Acre Development Site- Additional Land Possible

One Block to  
"The Crossing at Northwest"



8% Brokerage  
Commission

### 3520 N. Lindbergh Blvd. Bridgeton, MO 63074

Sale Price: ~~-\$350,000.00~~

Reduced Sale Price: **\$270,000.00**

Contact: Frank L. Yocum

[fyocum@hillikercorp.com](mailto:fyocum@hillikercorp.com)

- High Visibility .82± Acre Parcel
- 275 Feet Fronting Lindbergh Blvd.
- 45,000± VPD on Lindbergh Blvd.
- Level Lot- Utilities on site
- Zoned B-3, Commercial
- Nearby Retailers: Menards, Value City Furniture, Here Today, Bob's Discount Furniture, Art Van Furniture
- Adjacent 0.53± Acre Lot Available (1.35± Acres Combined)

#### Site Demographics:

U.S. Census	1 Mile	3 Miles	5 Miles
Population	10,083	70,449	171,031
Households	4,199	29,883	72,709
Avg HH Inc.	\$64,504	\$59,632	\$69,586

Office Industrial Retail Institutional Investment Management



Commercial Real Estate  
 1401 S. Brentwood Blvd.  
 Suite 650  
 St. Louis, MO 63144  
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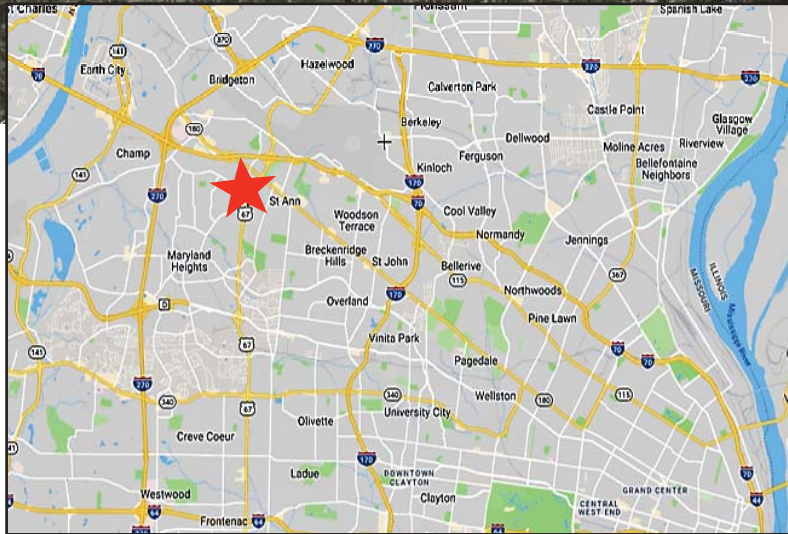
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**.82± Acre Commercial Lot**

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## Property Highlights

- High Street Exposure
- .82± Acre (1.35± Acre Potential)
- Less than 1 Mile from I-70 and 270
- Minutes to Lambert STL International Airport
- Major Employers Include: Charter-Spectrum, St. Louis County Government, Sav-A-Lot, American Family and Boeing

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