

PRICE REDUCED

94

364



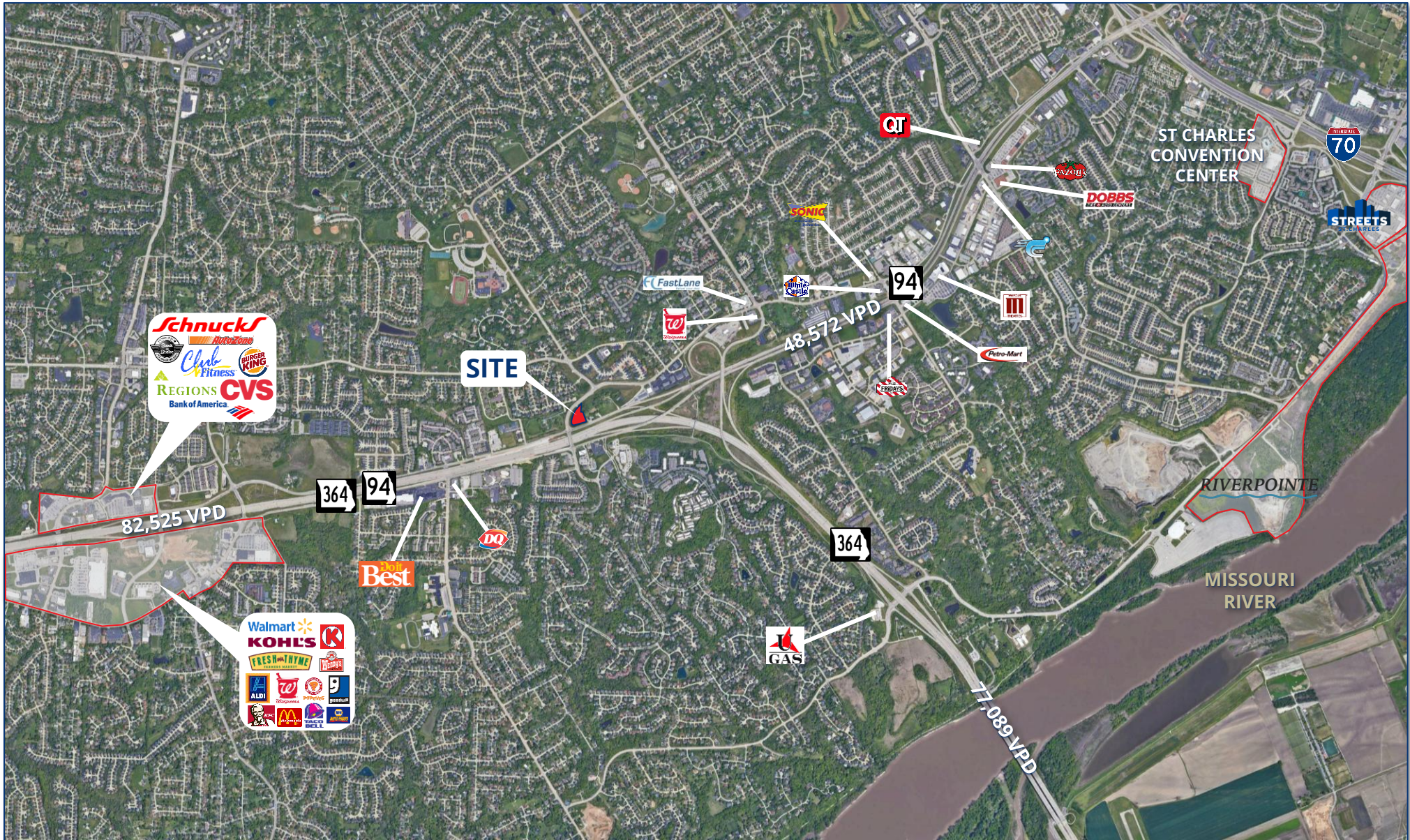
SCOUT

REALTY
GROUP

1.57 ACRES FOR SALE
S. OLD HWY. 94 & N. ST. PETERS PKWY.
ST. CHARLES, MO 63303

S. OLD HWY. 94 & N. ST. PETERS PKWY.

FOR SALE



SCOUT

REALTY
GROUP

13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
314.394.2022 | scoutrg.com

Adam Glosier
aglosier@scoutrg.com
314.598.2357

The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

S. OLD HWY. 94 & N. ST. PETERS PKWY.

FOR SALE



**S. OLD HWY. 94 & N. ST. PETERS PKWY.
ST. CHARLES, MO 63301**

- ▲ 1.57 Acres
- ▲ Located where Rt. 364 Merges onto Hwy. 94
- ▲ Proposed MoDOT Access from N. St. Peters Pkwy
- ▲ Two Proposed Access Points from S. Old Hwy. 94
- ▲ Extremely High Visibility
- ▲ Major Intersection Improvements Recently Completed

82,525 VPD on Rt. 364

\$1,200,000

	1 MILE	3 MILES	5 MILES
2022 TOTAL POP	10,606	87,646	162,617
2022 MED HH/\$	\$84,905	\$82,525	\$82,161

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