



SITE



SCOUT

REALTY
GROUP

ARNOLD LOT – FOR SALE or LEASE

**310 PLAZA WAY
ARNOLD, MO 63010**

arnold lot – 1.16 acre

310 Plaza Way

Arnold, MO 63010



PROPERTY DESCRIPTION

- ▲ 1.16 Acre lot along the W Outer Road
- ▲ Located near the I-55 & Richardson Road interchange with retailers such as Target, Home Depot, Schnucks, Walgreens
- ▲ Excellent access from the W Outer Road and Interstate signage and visibility to over 104,000 VPD
- ▲ Rough Graded with utilities at or very near the property line
- ▲ Last Available Prime Lot in Trade Area
- ▲ Concept Plan on Page 5 with 8,000 sf Retail Building, can be drive-thru equipped or feature large patio.
- ▲ **FOR SALE – ASKING \$715,000**
- ▲ **LEASE /BUILD-TO-SUIT – Please Inquire**

<u>DEMOS</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
TOTAL POP	11,775	47,634	96,077
MED HH INCOME	\$68,854	\$69,111	\$74,223
HOUSEHOLDS	4,266	17,590	35,689

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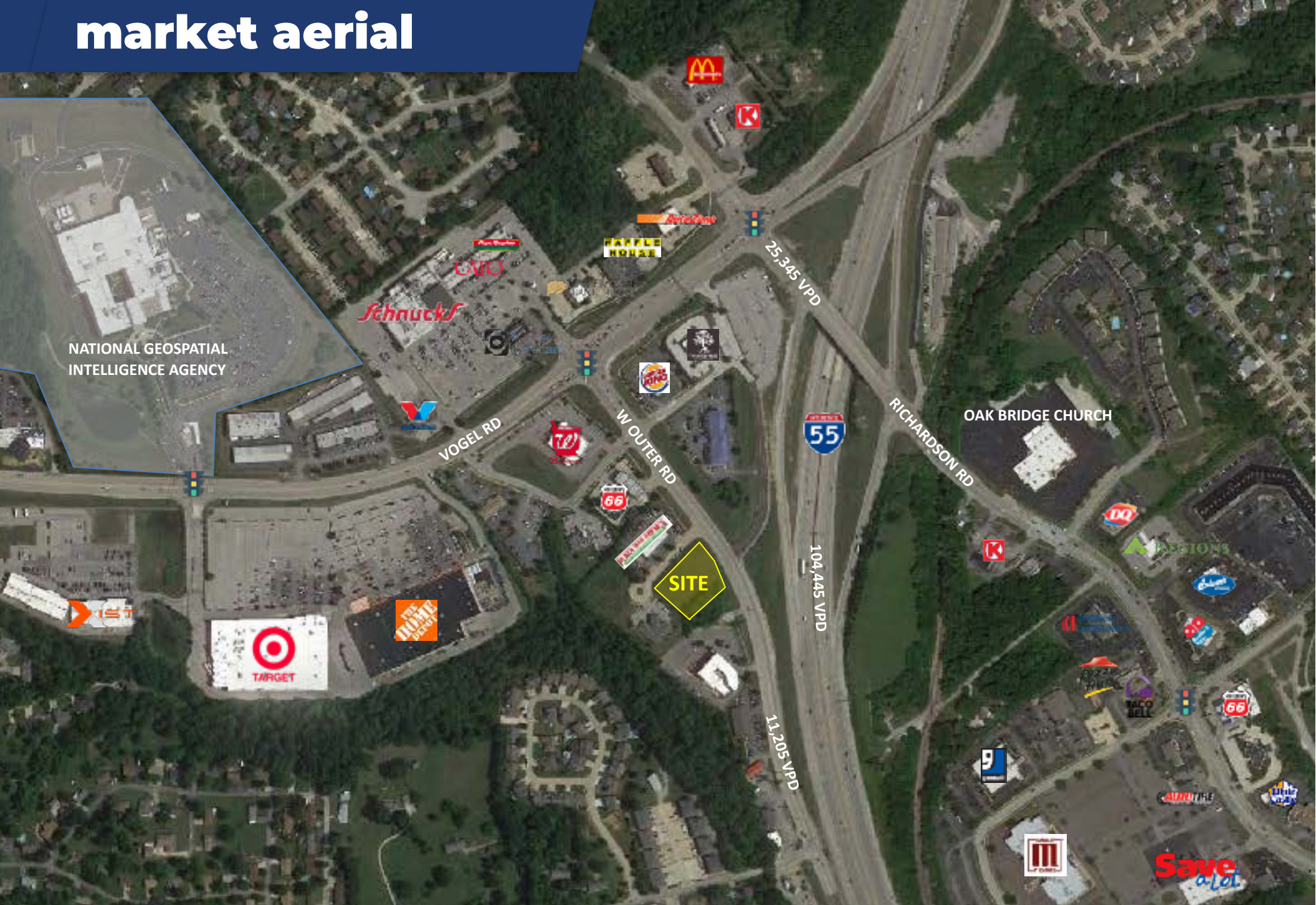
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13100 Manchester Rd. Ste. 235
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market aerial

NATIONAL GEOSPATIAL
INTELLIGENCE AGENCY



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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 accuracy of the information.

site photo



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