

ATM or Drive-Thru Opportunity



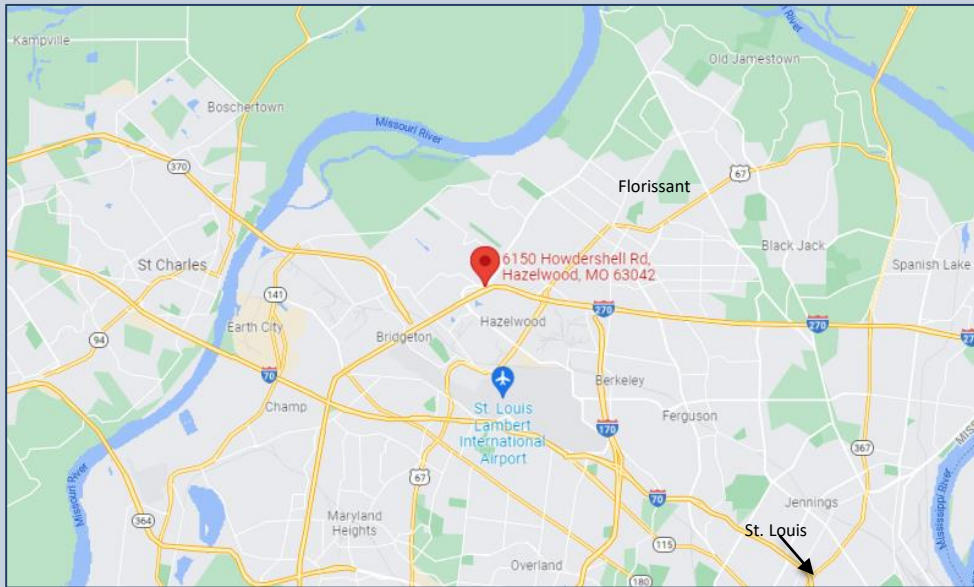
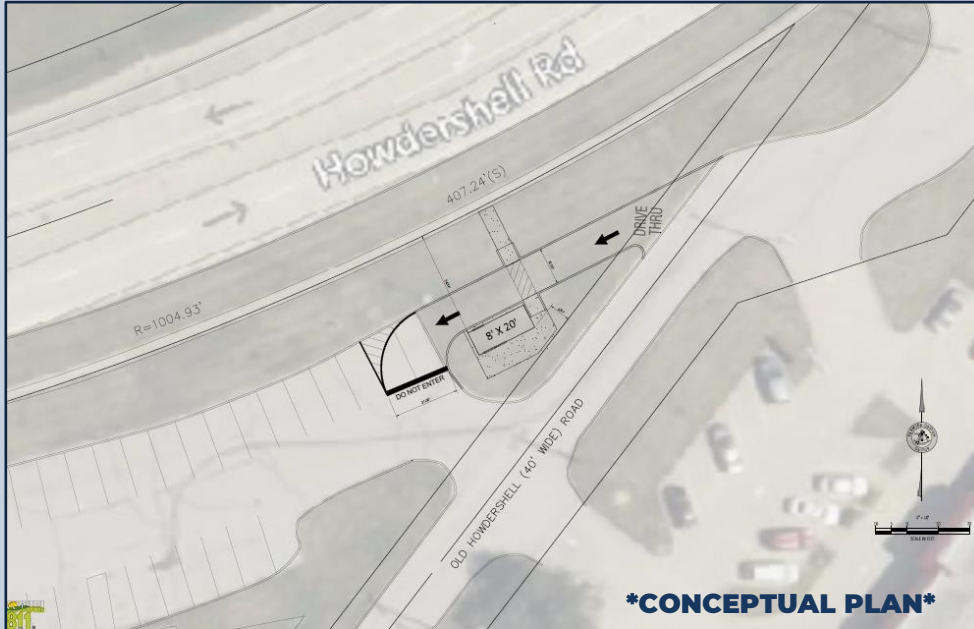
HOWDERSHELL PLAZA OUTLOT

6150 Howdershell Road
Hazelwood, MO 63042

SCOUT

REALTY
GROUP

for lease



6170 Howdershell Drive – Hazelwood, MO

PROPERTY DESCRIPTION

- ▲ **ATM or Drive-Thru Building Available for Lease**
- ▲ Concept features 400 SF building located on the signalized corner of Howdershell Road & Utz Lane
- ▲ Excellent visibility and signage to over 29,000 vehicles per day on Howdershell and 185,000 on Interstate 270
- ▲ Tenant can have impact on the Design and Finish
- ▲ New pylon sign with Tenant signage opportunity and two points of full access to Howdershell
- ▲ **CONTACT BROKER FOR PRICING**

<u>DEMOS</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
TOTAL POP	7,725	46,861	151,223
MED HH INCOME	\$53,795	\$60,990	\$60,330
DAYTIME POP	4,998	30,344	81,608

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

Jared Hancock
jhancock@scoutrg.com
314-623-6419

market aerial



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St. Louis Lambert International Airport

Jared Hancock
jhancock@scoutrg.com
314-623-6419

site aerial



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concept plan

**400 SF
Building
single lane
drive-thru**



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