

FOR SALE OR LEASE

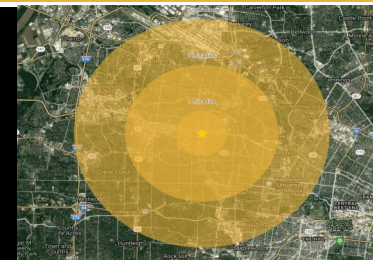
942 Meramec Station Rd
Valley Park, MO 63088

AREA DEMOGRAPHICS

	<u>3 mi</u>	<u>5mi</u>	<u>10mi</u>
Population	48,594	128,411	516,347
Median HH Income	\$125,093	\$111,814	\$119,983
Employees	43,962	103,727	513,035

AVERAGE DAILY TRAFFIC

I-44	83,320 VPD
Hwy 141	48,787 VPD



★ PROPERTY HIGHLIGHTS

- Highly visible from I-44 and Hwy 141 with easy access
- 1.39 AC
- Zoned Commercial
- Surrounding retails include: Starbucks, Hardee's, Bob Evans, Sugarfire 44 Barbecue, and Taco Bell
- Newly Developed 44 West Luxury Apartments

Property Highlight Video



For information, please contact:

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SOLUTION

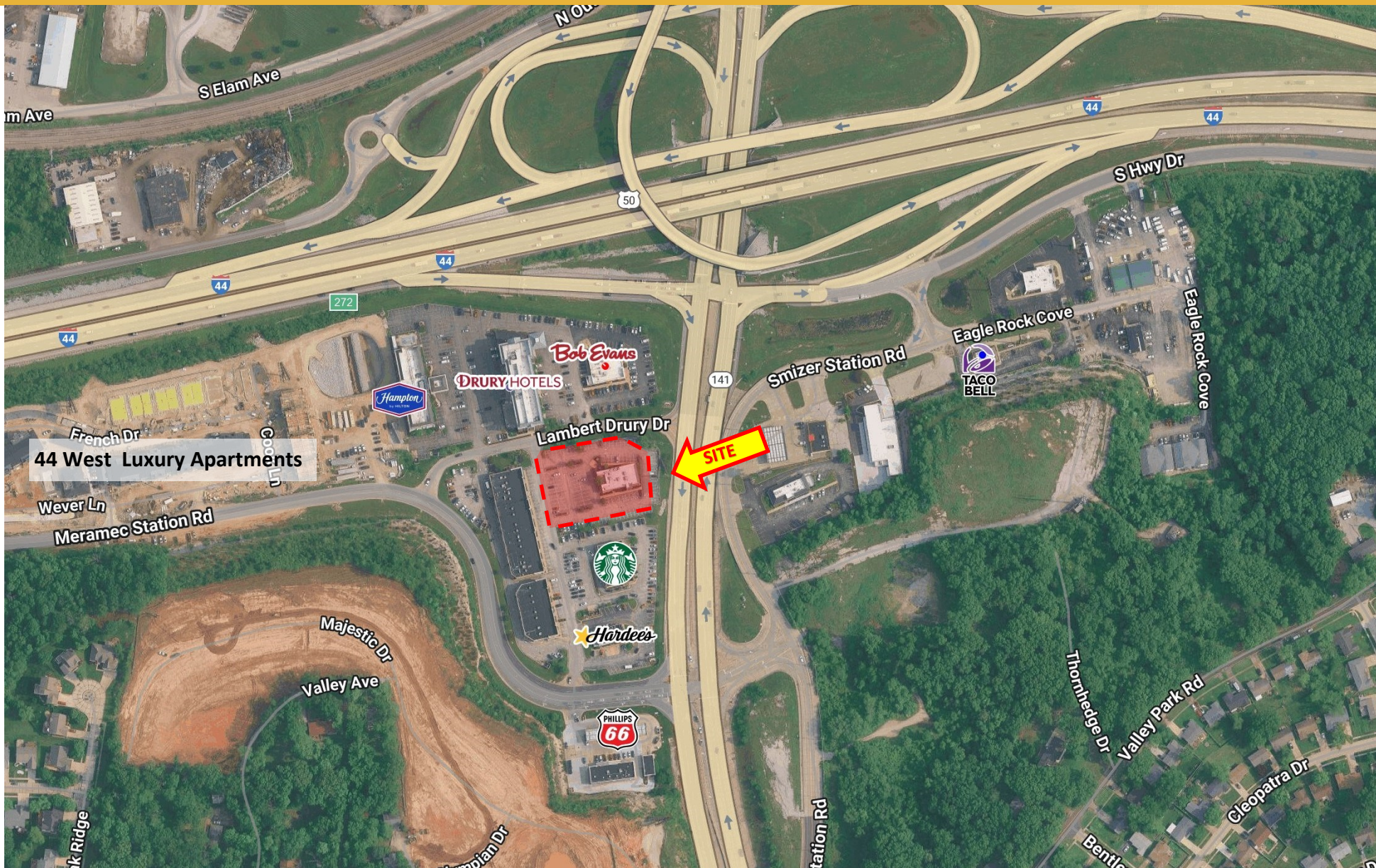
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GREWE

BROKERAGE &
DEVELOPMENT

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