

0.40 ACRES FOR SALE
9708 Natural Bridge Rd
Berkley, MO 63134



PROPERTY HIGHLIGHTS

0.40 Acres located across I-70 from St. Louis Lambert International Airport, the largest and busiest airport in Missouri. Surrounded by restaurant and hospitality businesses that serve the local community as well as the traffic generated from the airport and nearby industrial park.

BUILDING SF	N/A	SIGNAGE TYPE	N/A
LAND SF	16,988	1-MILE (POP.)	7,634
YEAR BUILT	N/A	3-MILE (POP.)	81,335
PARKING	N/A	MED. INCOME	\$42,546
TRAFFIC COUNTS	5,000+ VPD	SPACE USE	Vacant Lot



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AREA INFORMATION

Lambert, the largest and busiest airport in Missouri, sits 14 miles northwest of downtown. In January 2019, it saw more than 259 daily departures to 78 nonstop domestic and international locations.



LEGAL INFORMATION

TAX PARCEL ID	13K540683
2020 RE TAXES	\$5,294.78
ZONING	C-2 General Commercial

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller’s Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller’s Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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