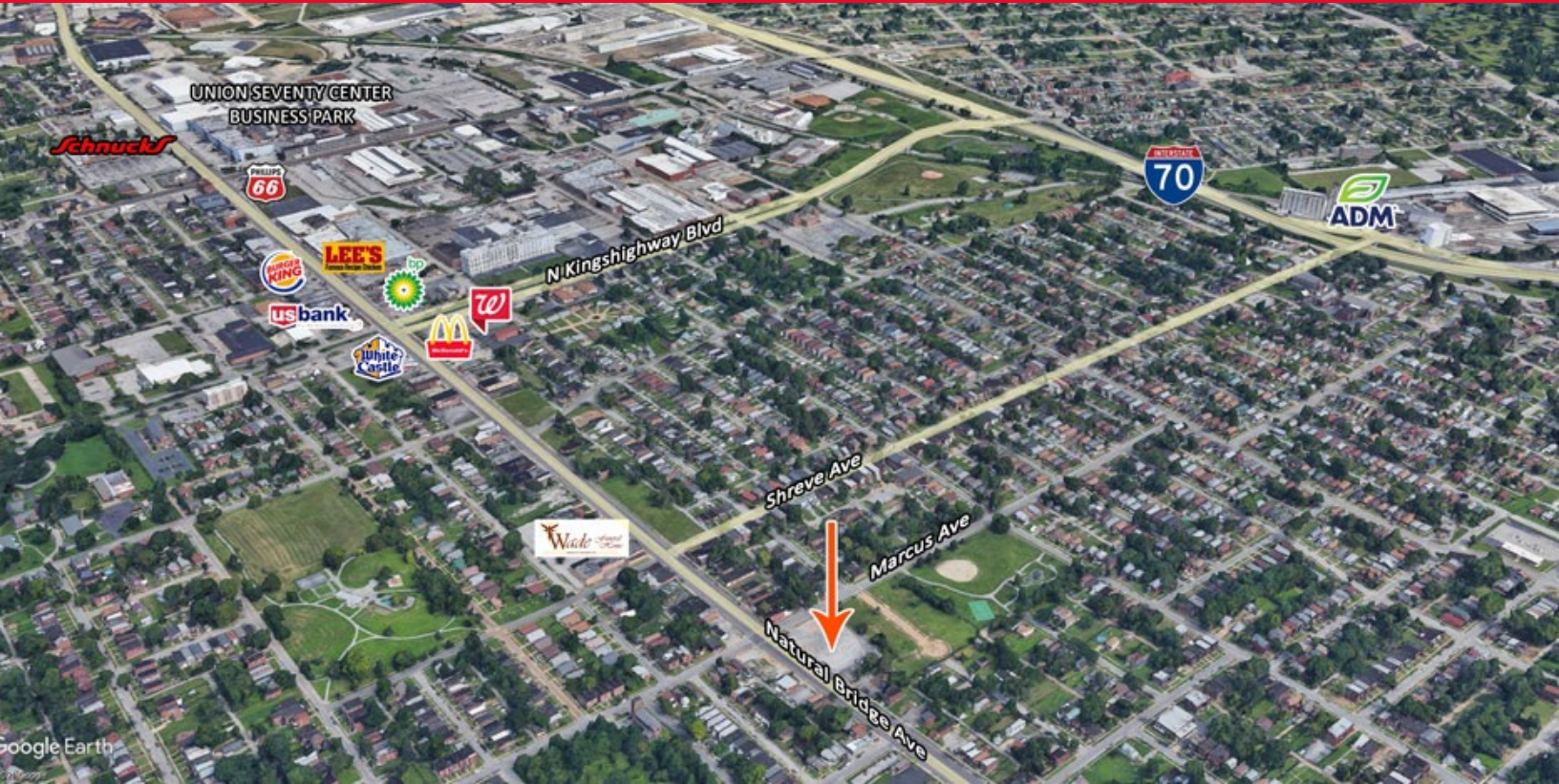


**1.14 ACRES FOR SALE**  
**4675 Natural Bridge Ave**  
**St. Louis, MO 63115**



**PROPERTY HIGHLIGHTS**

Approximately 275' frontage on Natural Bridge Ave. 1 mile from I-70 via N Kingshighway Blvd.

<b>BUILDING SF</b>	N/A	<b>SIGNAGE TYPE</b>	N/A
<b>LAND SF</b>	49,658	<b>1-MILE (POP.)</b>	17,827
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	121,660
<b>PARKING</b>	N/A	<b>MED. INCOME</b>	\$29,197
<b>TRAFFIC COUNTS</b>	5,000+ VPD	<b>SPACE USE</b>	Vacant Ground



**SHER FRENCH**  
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**AREA INFORMATION**

Located only 1/2 mile to the east of the Mark Twain/I-70 Industrial area



**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	44080000100
<b>2020 RE TAXES</b>	\$2,221.65
<b>ZONING</b>	Neighborhood Comm

**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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