

FOR SALE
4305
BUTLER HILL RD

ST. LOUIS, MO





4305 BUTLER HILL RD

AERIAL

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• SALE PRICE: \$2,400,000 •
100% LEASED • HIGH TRAFFIC
COUNTS AND

EXCELLENT VISIBILITY

• CONVENIENT ACCESS TO
INTERSTATE 55 (157,561 VPD),
BUTLER HILL RD (15,225 VPD) &
LEMAY FERRY RD (22,346 VPD)

• LOCATED AT SIGNALIZED
INTERSECTION, DIRECTLY ACROSS
FROM GROCERY ANCHORED
CENTER

• IDEAL SPACE FOR:
FAMILY PRACTICE
CHIROPRACTOR
ORTHODONTIST
HEARING CENTER
YOGURT/ICE CREAM/SMOOTHIE
BEAUTY SUPPLY
NURTITIONAL STORE
SALON
MASSAGE THERAPY
GENERAL OFFICE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	11,467	75,231	166,955
HOUSEHOLDS	5,064	33,062	71,482
MED HH INCOME	\$88,223	\$84,306	\$86,600