



# Tesson Ferry & I-270

St. Louis, MO 63128



**FOR SALE OR LEASE | 12232 Tesson Ferry Road**

Ground Lease and Build-to-Suit opportunity available (Inquire with Broker for Rates)

## PROPERTY HIGHLIGHTS

- » High Profile location at NE corner of Tesson Ferry Rd and I-270
- » Ability to use existing building or redevelop site
- » Existing 2,240 SF building on 0.45% acre parcel  
(Potential to add 0.1 +/- acre to subject property)
- » Unparalleled interstate visibility and ability for pylon sign

### For more information, contact:

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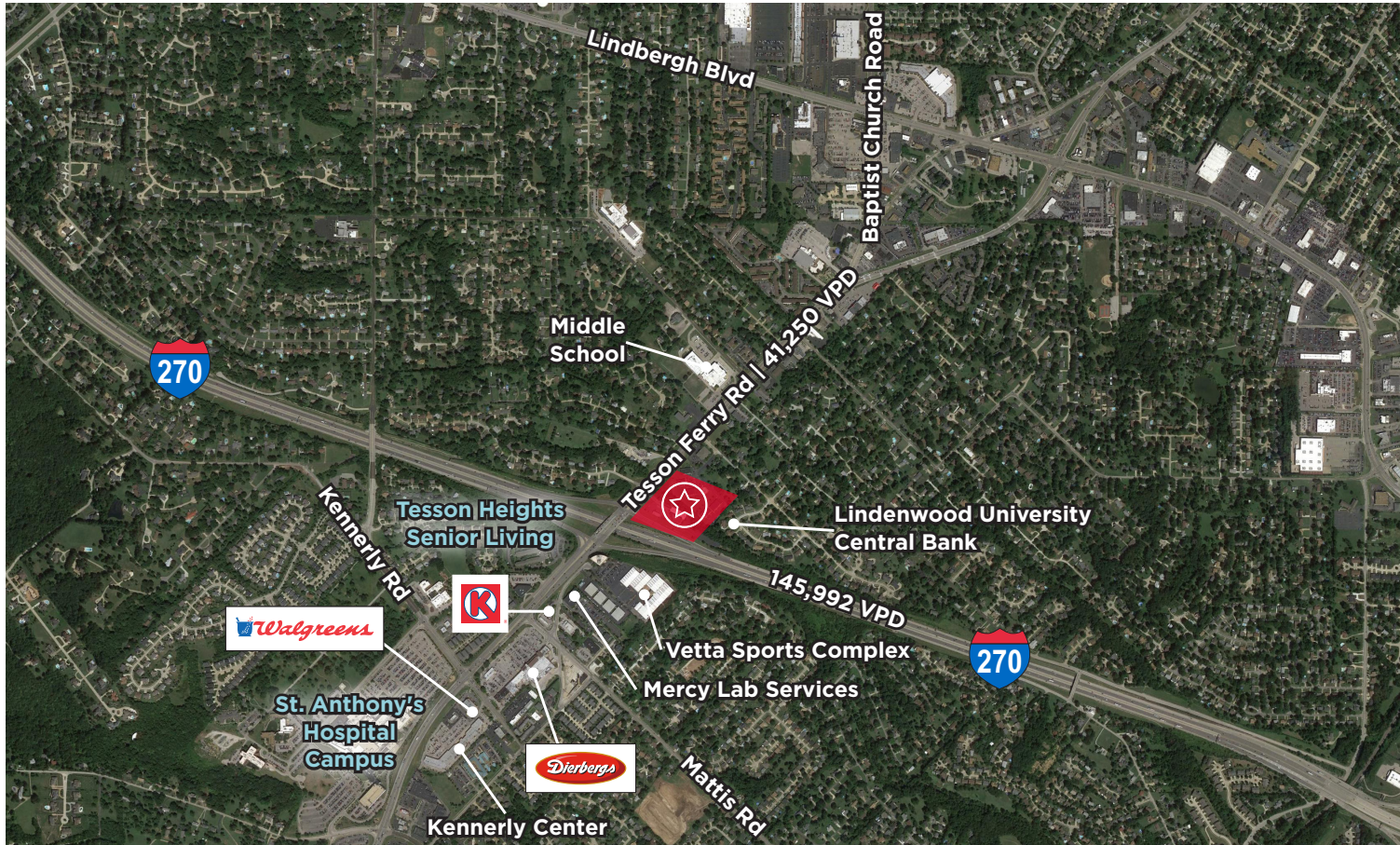
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## AERIAL



## PROPERTY OVERVIEW

<b>Location:</b>	North East Quadrant of Tesson Ferry Rd & I-270
<b>Total Land Area:</b>	0.45 (potential to add 0.1+/- acre to subject property)
<b>Submarket:</b>	South Saint Louis County (Unincorporated)
<b>Existing Building:</b>	2,240 SF

## DEMOGRAPHICS

	1 mile	2 miles	3 miles
<b>2015 Average Household Income:</b>	\$94,122	\$84,428	\$78,040
<b>Est. Population (2015):</b>	8,031	68,850	194,501

