



SITE

ARNOLD LOT – FOR SALE or LEASE

**310 PLAZA WAY
ARNOLD, MO 63010**

SCOUT

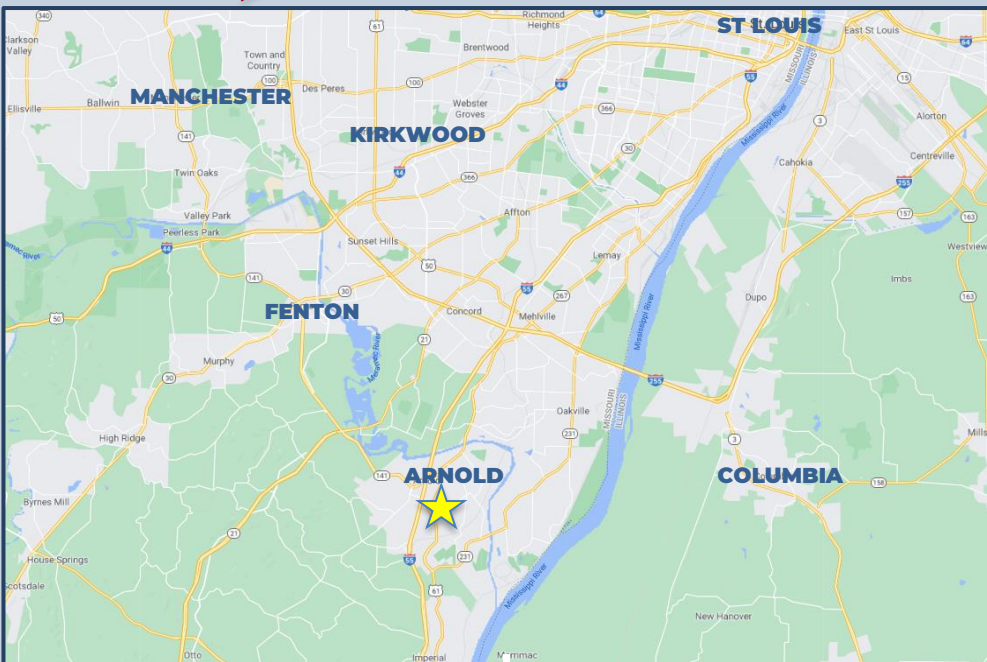
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arnold lot – 1.16 acre

310 Plaza Way
Arnold, MO 63010

PROPERTY DESCRIPTION

- ▲ 1.16 Acre lot along the W Outer Road
- ▲ Located near the I-55 & Richardson Road interchange with retailers such as Target, Home Depot, Schnucks, Walgreens
- ▲ Excellent access from the W Outer Road and Interstate signage and visibility to over 104,000 VPD
- ▲ Rough Graded with utilities at or very near the property line
- ▲ Last Available Prime Lot in Trade Area
- ▲ Concept Plan on Page 5 with 8,000 sf Retail Building, can be drive-thru equipped or feature large patio.
- ▲ **FOR SALE – LEASE – BUILD-TO-SUIT**



<u>DEMOS</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
TOTAL POP	11,775	47,634	96,077
MED HH INCOME	\$68,854	\$69,111	\$74,223
HOUSEHOLDS	4,266	17,590	35,689

SCOUT

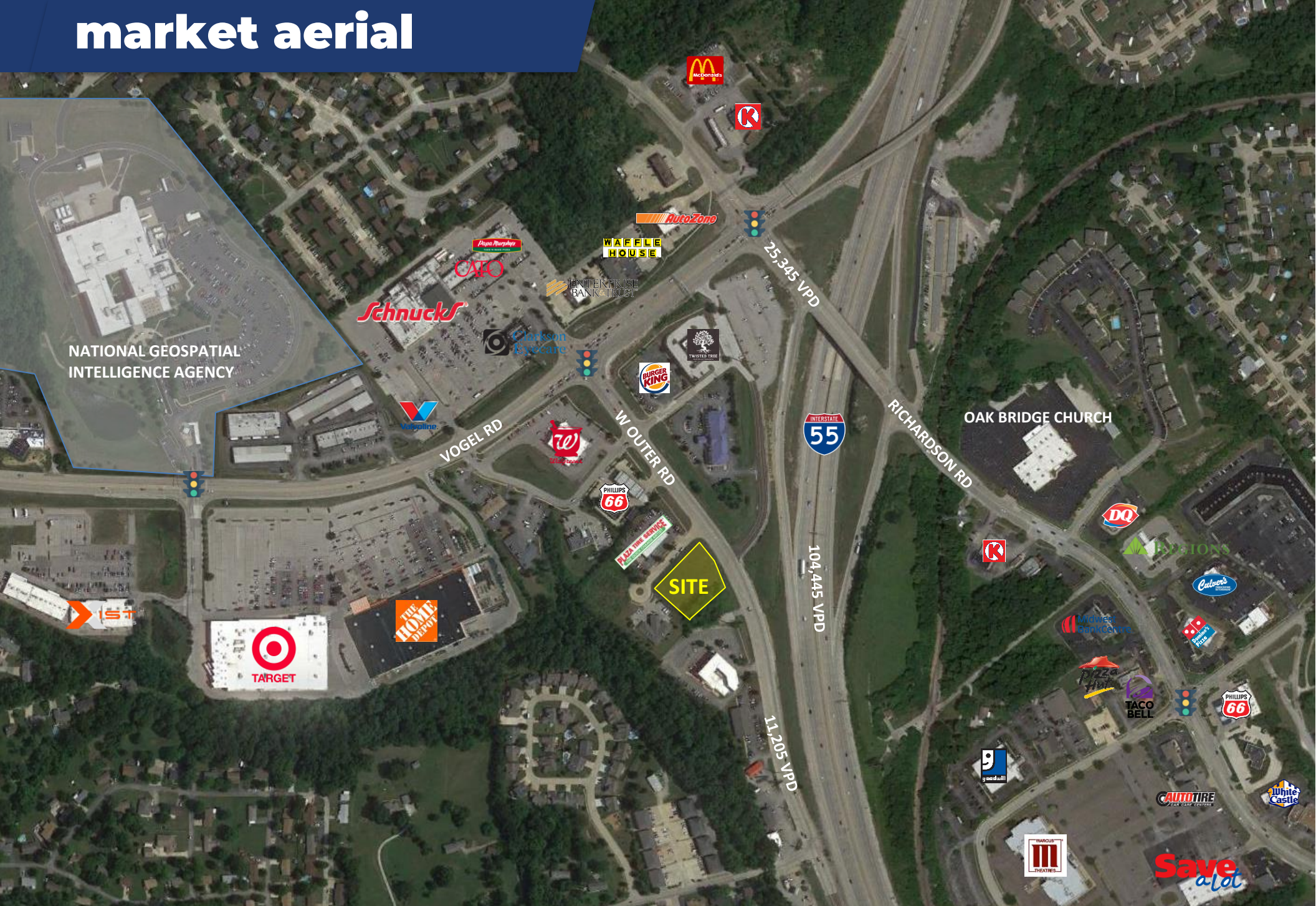
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13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
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market aerial

NATIONAL GEOSPATIAL
INTELLIGENCE AGENCY



SCOUT

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The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

site photo



concept plan

The concept plan is overlaid on an aerial photograph of a commercial area. The proposed site is a roughly rectangular plot bounded by Plaza Way to the north and west, and W. Outer Road to the east. The plan includes a central 'PROPOSED RETAIL BUILDING WITH DRIVE-THRU' with a total area of approximately 8,000 S.F. and 47 parking spaces. Surrounding the building are various parking areas, including a 'PROPOSED TRASH ENCLOSURE' and a 'PROPOSED FULL ACCESS ENTRANCE'. The plan also shows a 'PROPOSED CONCRETE WALL' and a 'PLAZA WAY'. Key dimensions and bearings are provided for the boundaries: North 42° 38' 25.00" East, 206.890; L=23.183, R=25.000; L=13.873, R=50.000; NB 4° 46' 09.00" W, 8.000; and NB 7° 5' 34.00" E, 14.130. A note indicates the 'APPROX. LOCATION EXISTING PROPERTY LINE (TO BE VERIFIED)'. The plan also shows a 'PROPOSED TRASH ENCLOSURE' and a 'PROPOSED FULL ACCESS ENTRANCE'. The plan also shows a 'PROPOSED CONCRETE WALL' and a 'PLAZA WAY'. Key dimensions and bearings are provided for the boundaries: North 42° 38' 25.00" East, 206.890; L=23.183, R=25.000; L=13.873, R=50.000; NB 4° 46' 09.00" W, 8.000; and NB 7° 5' 34.00" E, 14.130. A note indicates the 'APPROX. LOCATION EXISTING PROPERTY LINE (TO BE VERIFIED)'. The plan also shows a 'PROPOSED TRASH ENCLOSURE' and a 'PROPOSED FULL ACCESS ENTRANCE'. The plan also shows a 'PROPOSED CONCRETE WALL' and a 'PLAZA WAY'. Key dimensions and bearings are provided for the boundaries: North 42° 38' 25.00" East, 206.890; L=23.183, R=25.000; L=13.873, R=50.000; NB 4° 46' 09.00" W, 8.000; and NB 7° 5' 34.00" E, 14.130. A note indicates the 'APPROX. LOCATION EXISTING PROPERTY LINE (TO BE VERIFIED)'.

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