



REALTY
GROUP

8.37 ACRES AVAILABLE
2003 RICHARDSON RD.
ARNOLD, MO 63010

2003 RICHARDSON RD. – ARNOLD, MO

FOR SALE, LEASE, OR BTS

2003 Richardson Rd. Arnold, MO 63010

- ▲ 8.37 Acres Available
- ▲ Outstanding Visibility from I-55
- ▲ Ideal for Hotel, Storage, Multi-Family, Etc.
- ▲ Elevated Terrain Provides Excellent Exposure

108,704 VPD on I-55

25,407 VPD on Richardson Rd.

SALE PRICE; \$365,000

	3 MILES	5 MILES	10 MINUTE
2020 TOTAL POP	48,123	100,178	83,702
2020 MED HH/\$	\$74,110	\$81,491	\$77,106
2020 EMPLOYMENT	18,077	26,461	30,921



SCOUT | **REALTY GROUP**

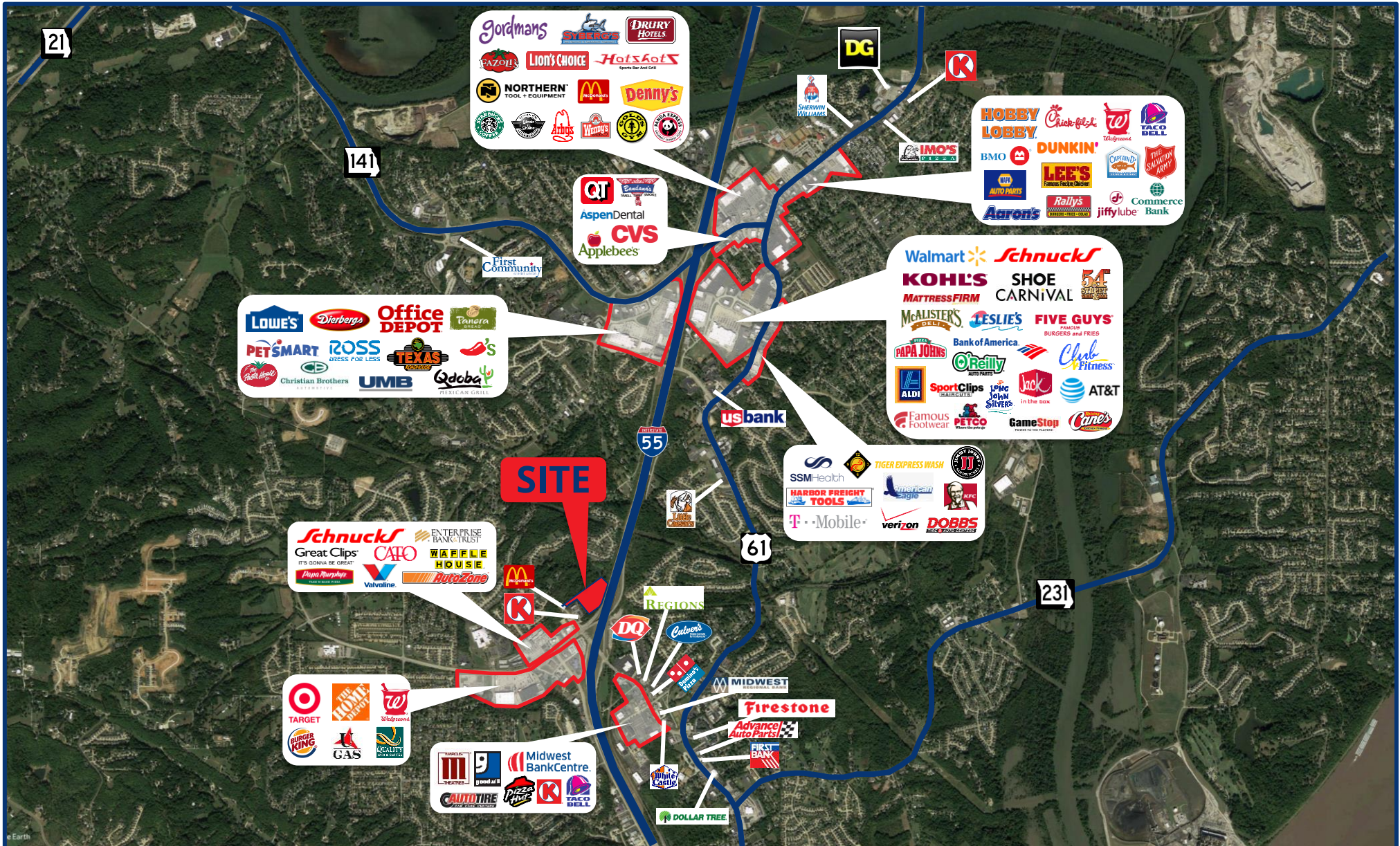
13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
314.394.2022 | scoutrg.com

Adam Glosier
aglosier@scoutrg.com
314.598.2357

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.

2003 RICHARDSON RD. – ARNOLD, MO

FOR SALE, LEASE, OR BTS



SCOUT

REALTY
GROUP

13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
314.394.2022 | scoutrg.com

Adam Glosier
aglosier@scoutrg.com
314.598.2357

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.