

Grocery Anchored Pad Site Available

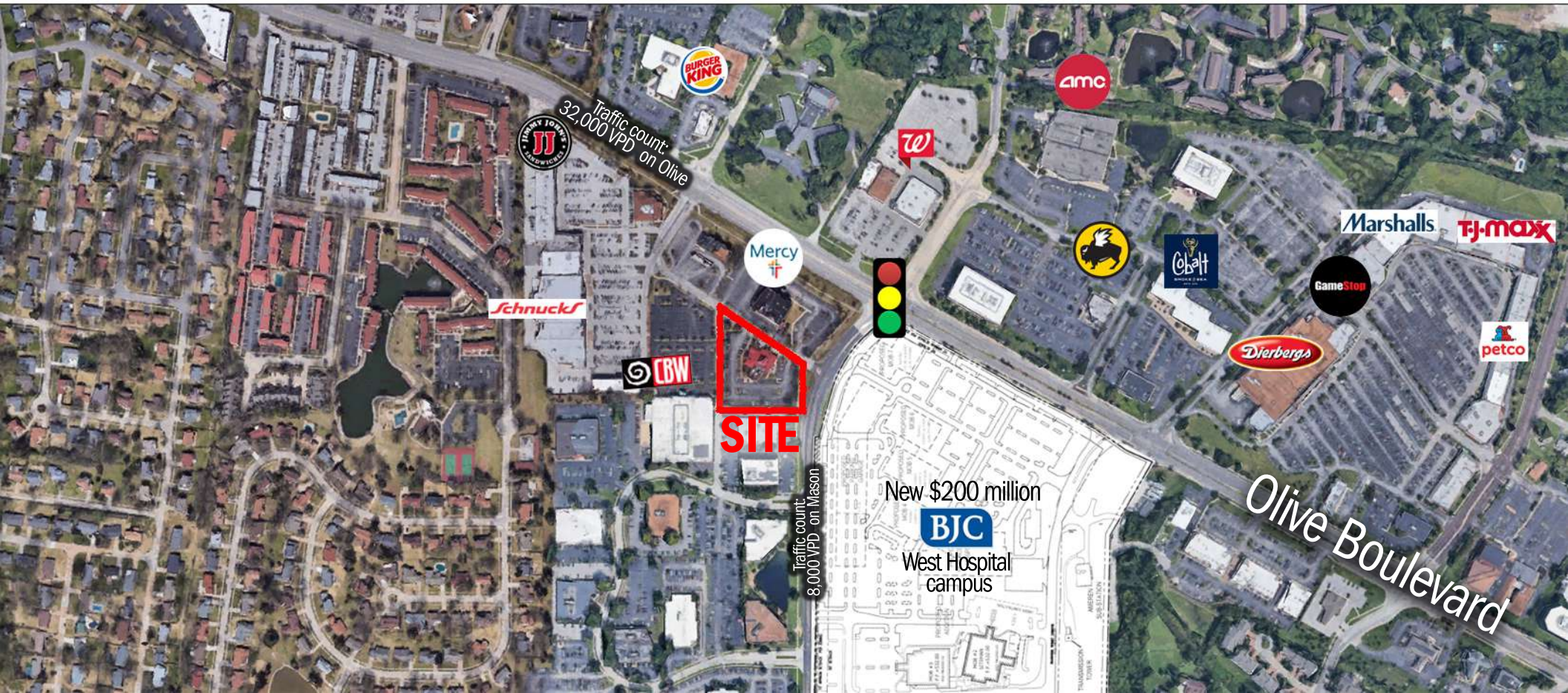


1085 N Mason RD in Creve Coeur, MO 63141

1.83 acre site
7,881 SQ FT existing restaurant with patio
Adjacent to new \$200 Million BJC West Hospital
Building lease or ground lease

Property Features

102 parking stalls
Located in the very tight Creve Coeur market
Zoned GC- General Commercial
\$25 NNN or \$200,000/yr Ground Lease



KING

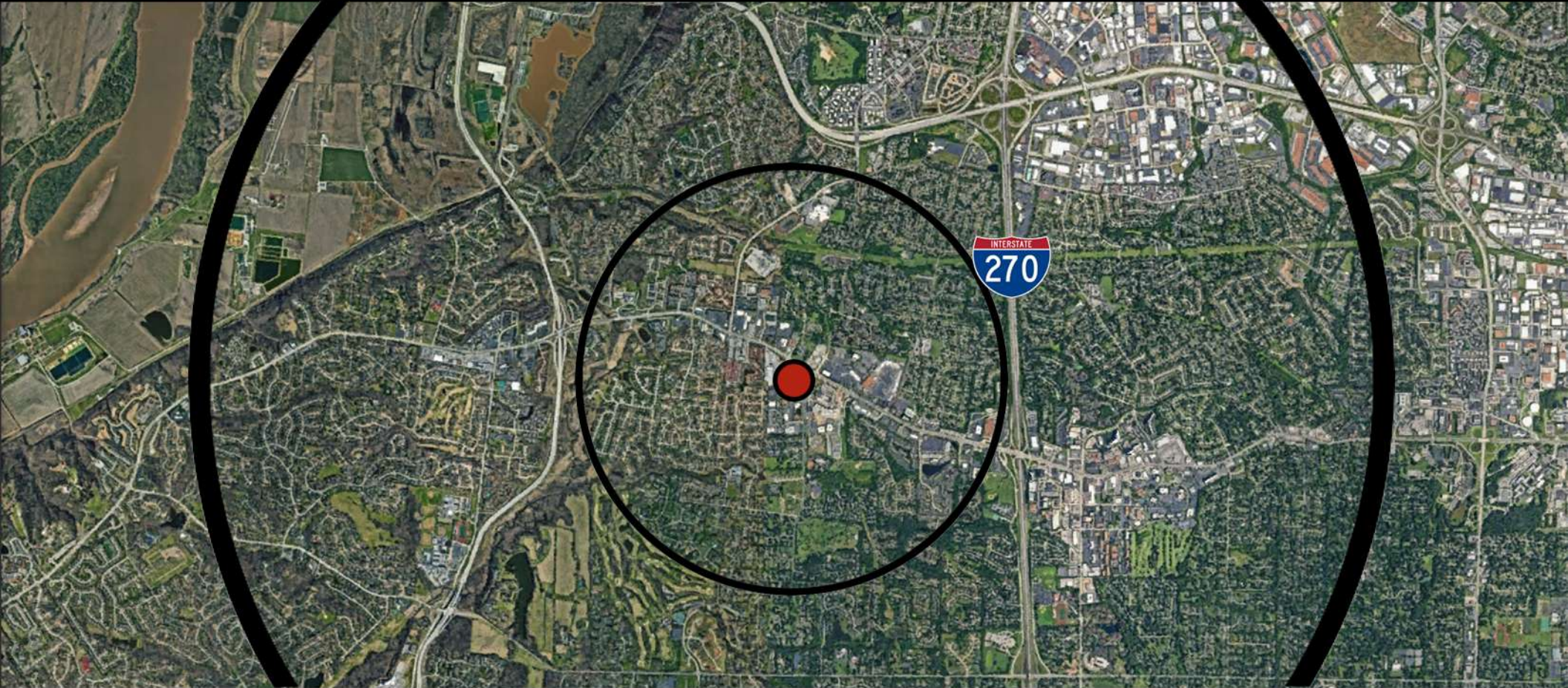
REALTY ADVISORS

Bryan King

314.588.1900

bking@kingrealtysadvisors.com





Population

1-Mile	3-Mile	5-Mile
9,422	58,076	133,312

Average Household Income

1-Mile	3-Mile	5-Mile
127,028	123,660	127,602

LEGEND	
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING STORM SEWER	---
PROPOSED STORM SEWER	---
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
RIGHT-OF-WAY	---
EASEMENT	---
CENTERLINE	---
EXISTING TREE	---
EXISTING SPOT ELEVATION	---
PROPOSED SPOT ELEVATION	---
SWALE/DRAINAGE PATH	---
TO BE REMOVED	---
TO BE REMOVED & RELOCATED	---
TO BE USED IN PLACE	---
TO BE ADJUSTED	---
BACK OF CURB	---
FACE OF CURB	---
WATER MAIN	---
GAS MAIN	---
UNDERGROUND TELEPHONE	---
OVERHEAD WIRE	---
UNDERGROUND ELECTRIC	---
FIRE HYDRANT	---
POWER POLE	---
WATER VALVE	---

