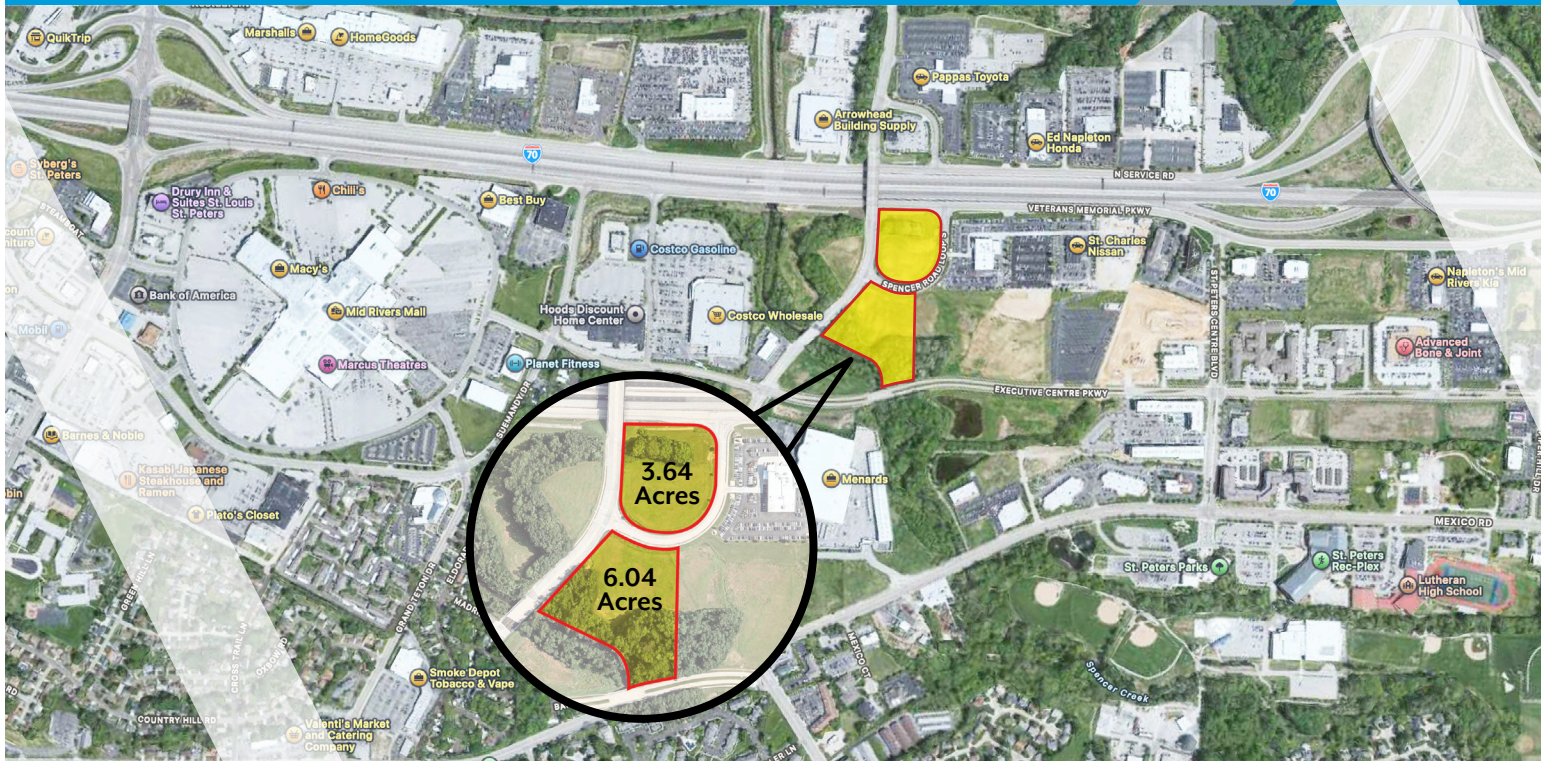


VETERANS MEMORIAL PKWY. AT SPENCER RD.

ST. PETERS, MO 63376



Contact Information

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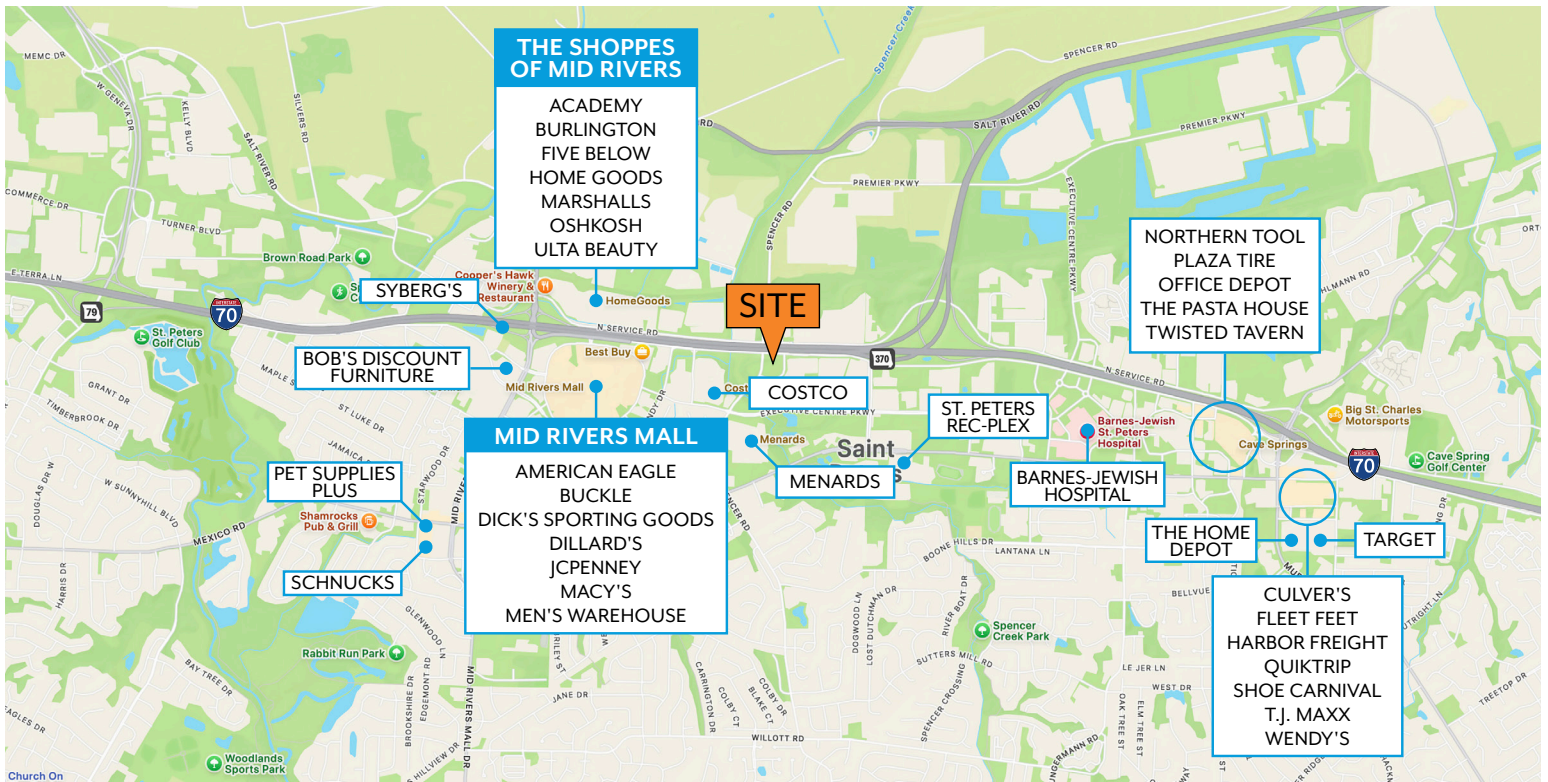
Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

PROPERTY HIGHLIGHTS

- ▶ Up to 9.68 Acres for Development
 - 3.64 Acre Lot – Zoned SD-OC Office
 - 6.04 Acre Lot – Zoned SD-RC Retail
- ▶ Visibility to 129,456 VPD along I-70 and 9,600 VPD along Veterans Memorial Parkway
- ▶ Signalized Access
 - 3.64 Acre Lot – at Spencer Loop Road and Veterans Memorial Parkway
 - 6.04 Acre Lot – at Spencer Road and Spencer Loop Road
- ▶ Close to Barnes-Jewish St. Peters Hospital, Mid Rivers Mall, and St. Peters Rec Plex
- ▶ Ideally located with easy access to I-70
- ▶ **Sale Price: \$2,995,000**

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Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

COZAD COMMERCIAL REAL ESTATE
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