

For Sale: 62 Acres

In the heart of the area's hottest new development.

Info: **Chris Nasrallah** 314.239.9392 cnasrallah@nasrallahglobal.com



Maryland Heights Crossing Route 364 and Highway 141 in Maryland Heights

- ✓ 62 acres (or subdivide into 1.0 acre-plus frontage lots)
- ✓ 4,000 linear feet of frontage along new Hwy 141
- ✓ Which will carry more than 21,000 vehicles/day
- ✓ Perfect for retail, hotel, office and more
- ✓ Right in the middle of more than 22 million square feet of new development coming to the area



Nasrallah
GLOBAL REAL ESTATE

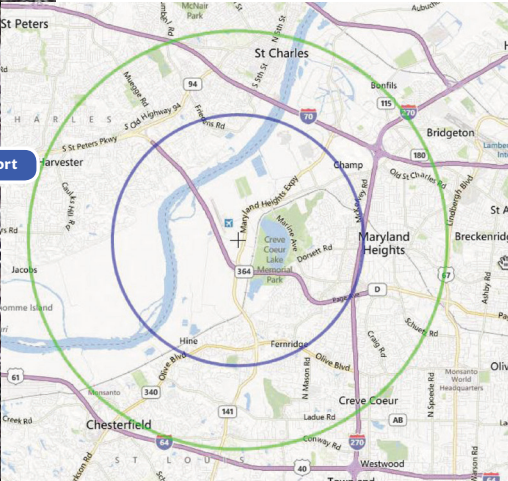
Chris M. Nasrallah, MBA

314.239.9392
cnasrallah@nasrallahglobal.com
naz-global.com



Maryland Heights Crossing.

Right in the middle of everything that matters – more than 22 million square feet of new development and the best of the area’s established communities.



RADIUS REPORT

Demographic Item	3 Mile	5 Mile
2015 Total Population	38,782	144,780
2020 Population Growth	39,054	147,771
2015-2020 Annual Growth	0.70%	2.07%
2015 Households	17,090	60,239
2020 Households	17,185	61,443
2015-2020 Annual Growth	0.56%	2.00%
2015 Household Income:		
Median	\$68,493	\$66,874
Average	\$90,078	\$88,711

FRONTAGE

Linear feet	
141 West	1780
141 East	2100

TRAFFIC

Vehicles per day	
Route 364	78,435
Hwy 141	21,210

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