

For Sale

Two Commercial Lots

6243 and 6263 N. Hanley Rd.
St. Louis, MO 63143



- 1.47 acre lot and .45 acre lot
- Zoned Commercial
- 6,000 SF Building Permitted
- Detention and Utilities on Site
- High Traffic Location
- Build to Suit Available
- Easy Access to I-70, I-170, Railroad, & International Airport
- Join Neighboring Companies:
Boeing, UPS, FedEx, Amazon, Centene, Lambert International Airport, USPS, Dollar General, Signature Aviation, and Integrity Construction Corporation
- **Reduced Sale Price: \$95,000**

Daytime Employment			
Radius	2 mile		
	Employees	Businesses	Employees Per Business
Service-Producing Industries	11,848	1,009	12
Trade Transportation & Utilit...	2,890	159	18
Information	86	14	6
Financial Activities	506	119	4
Professional & Business Se...	900	102	9
Education & Health Services	3,611	362	10
Leisure & Hospitality	2,163	95	23
Other Services	877	116	8
Public Administration	815	42	19
Goods-Producing Industries	3,400	106	32
Natural Resources & Mining	15	3	5
Construction	396	48	8
Manufacturing	2,989	55	54
Total	15,248	1,115	14

Danny Wapelhorst

Vice President

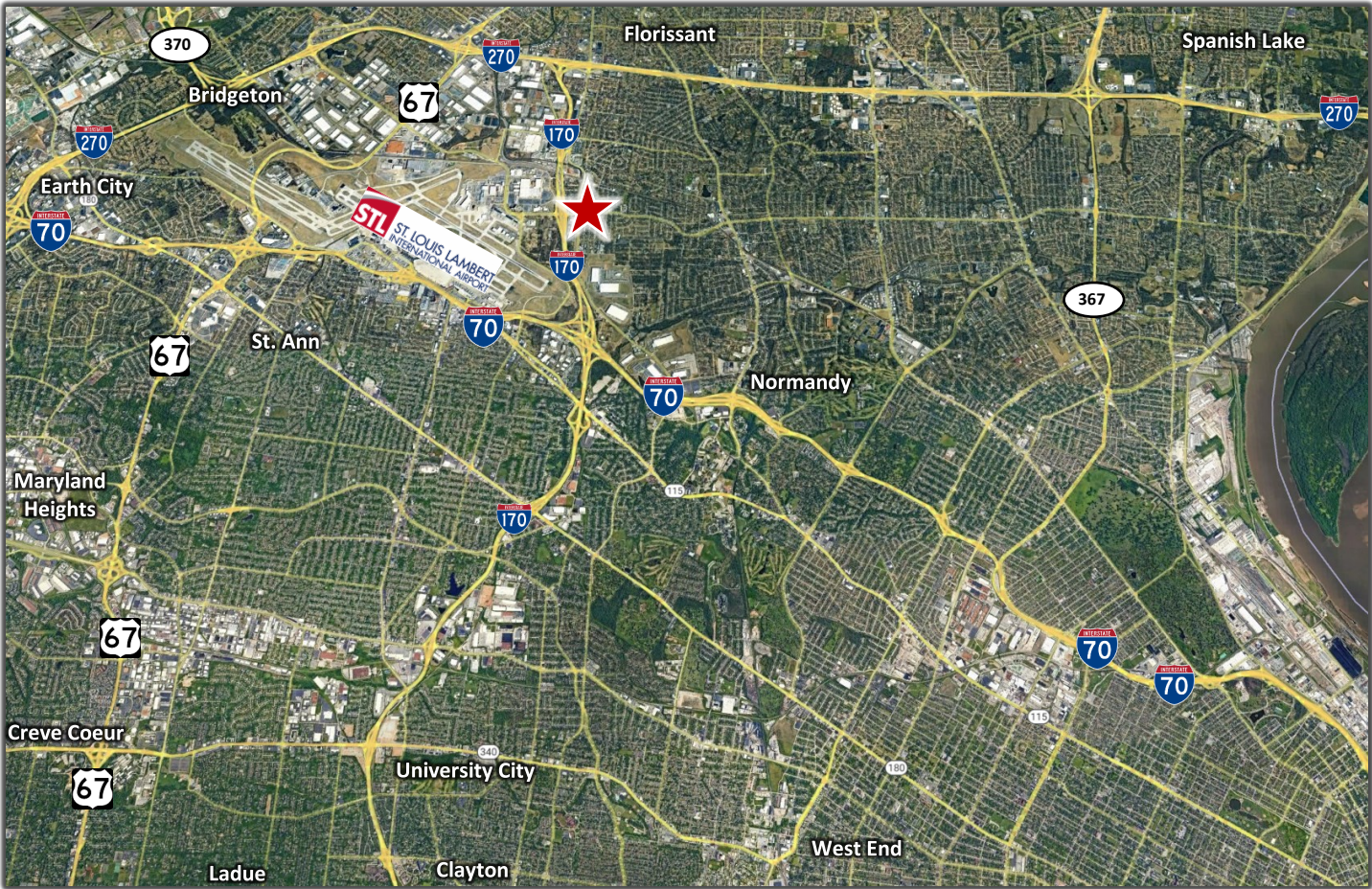
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Traffic					
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property	
11926	Jo Ct N	8,410	2015	0.03 mi	
N Hanley Rd	Jo Ct N	8,340	2022	0.03 mi	
North Hanley Road	Jo Ct N	9,507	2018	0.03 mi	
17039	Airport Rd SW	3,465	2015	0.11 mi	
I- 170	Airport Rd SW	3,414	2022	0.11 mi	
11432	N Hanley Rd E	15,973	2015	0.11 mi	
Airport Rd	N Hanley Rd E	17,030	2022	0.12 mi	
11431	N Hanley Rd W	20,923	2015	0.12 mi	
Airport Road	N Hanley Rd W	22,022	2018	0.12 mi	
Airport Rd	N Hanley Rd W	20,677	2022	0.12 mi	

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