

For Sale
10823 Lilac Avenue
St. Louis, MO 63137
45,510 SF Parcel

PROPERTY

10823 Lilac Avenue St. Louis, MO 63137

- Approximately 45,510 SF vacant parcel, .02 mile from I-270 Interchange
- Neighboring or near by tenants include a new Gen 3 Quik-Trip Travel Center, Hardees, Jack in the Box, and Phillips 66
- High Visibility street level presence on intersection of Lilac Avenue and Belgrove Drive.
- Two full access curb cuts located at four-way stop lit intersection
- Property is suitable for a variety of uses such as: Laundromat, Dollar Store, Credit Union, Bank, Fast Food Restaurant, Automotive parts, Automotive Service, Car Wash, Urgent Care, Dental Practice just to name a few
- Property subject to deed restrictions including but not limited to fuel sales and convenience store
- For Sale: \$319,000

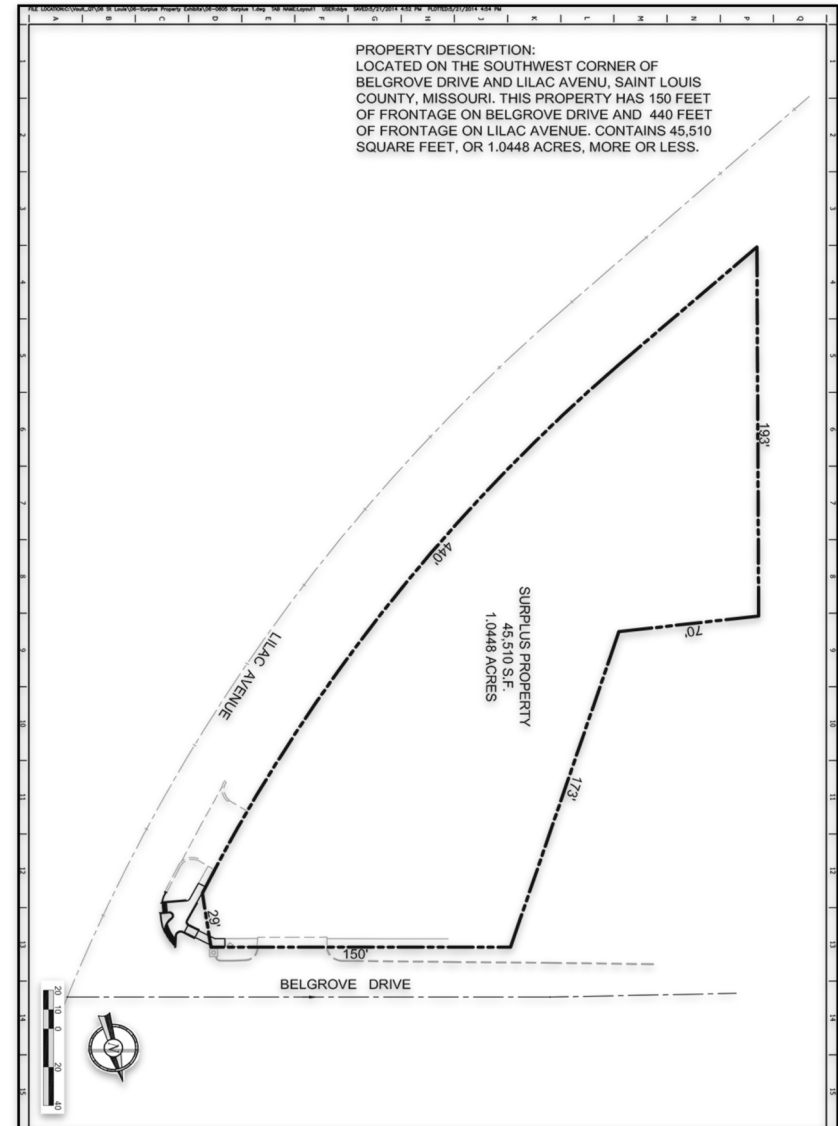
For more information or to schedule a showing, please contact:

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SITE PLAN 10823 Lilac Avenue St. Louis, MO 63137 Site Plan depicts 45,510 SF Vacant Parcel





| DEMOGRAPHICS | 1 - Mile | 3 - Mile | 5 - Mile |
|------------------|----------|----------|----------|
| Total Population | 10,218 | 54,466 | 133,965 |
| Total Households | 3,777 | 20,622 | 51,121 |
| Ave. HH Income | \$48,715 | \$56,886 | \$55,627 |