



 **REDUCED SALE PRICE**
45,470+/- SF LOT
Zoned Commercial

For Sale →

3551 HY POINT INDUSTRIAL PARK
Rolla, MO 65401

CONTACT US

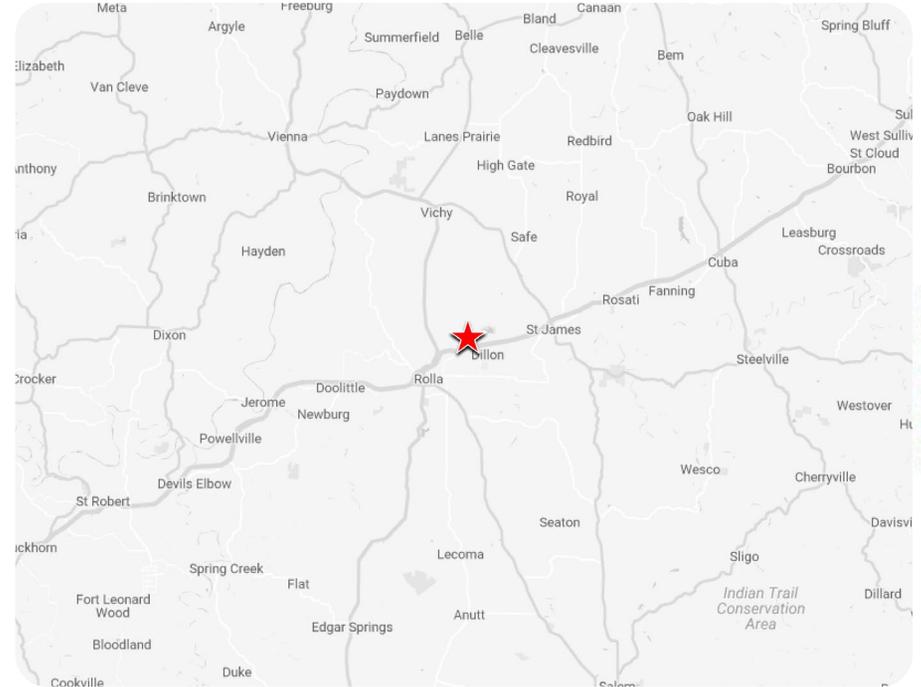
Jason Morgan
314.560.8114 | jm@ccr-stl.com

Property Details

- ▶ 45,470 +/- SF Out Lot Available
- ▶ Rolla is home to Missouri University of Science and Technology, Missouri's premier technological research university
- ▶ Rolla is less than 100 miles from St. Louis, Jefferson City, Columbia and Springfield
- ▶ Out Lot of newly opened QT Travel Center
- ▶ Conveniently Located off of I-44 and Exit 189 (Hy Point Industrial Drive)
- ▶ Zoned Commercial
- ▶ Potential uses could include car wash, hotel, fast food/QSR, automotive related use to name a few
- ▶ Reduced Sale Price: **\$375,000.00**

2024 Demographics

RADIUS	POPULATION	DAYTIME EMPLOYMENT	AVG HH INCOME
1 Mile	429	894	\$130,749
3 Mile	10,911	4,054	\$73,200
5 Mile	26,172	14,965	\$73,093



Traffic Counts

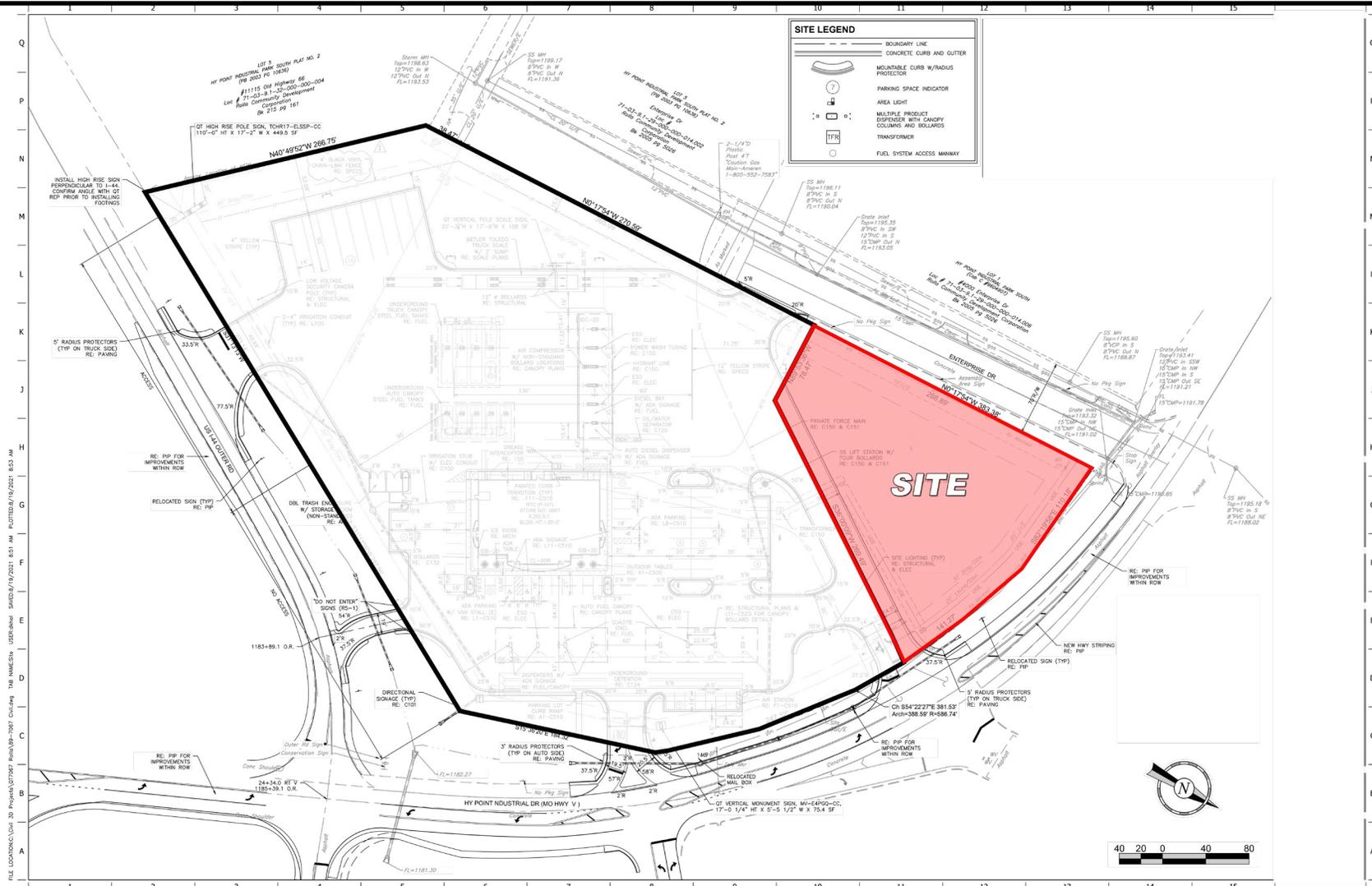
- ▶ 3551 Hy Point Industrial Park Dr: 6,628 VPD
- ▶ I-44: 39,793 VPD

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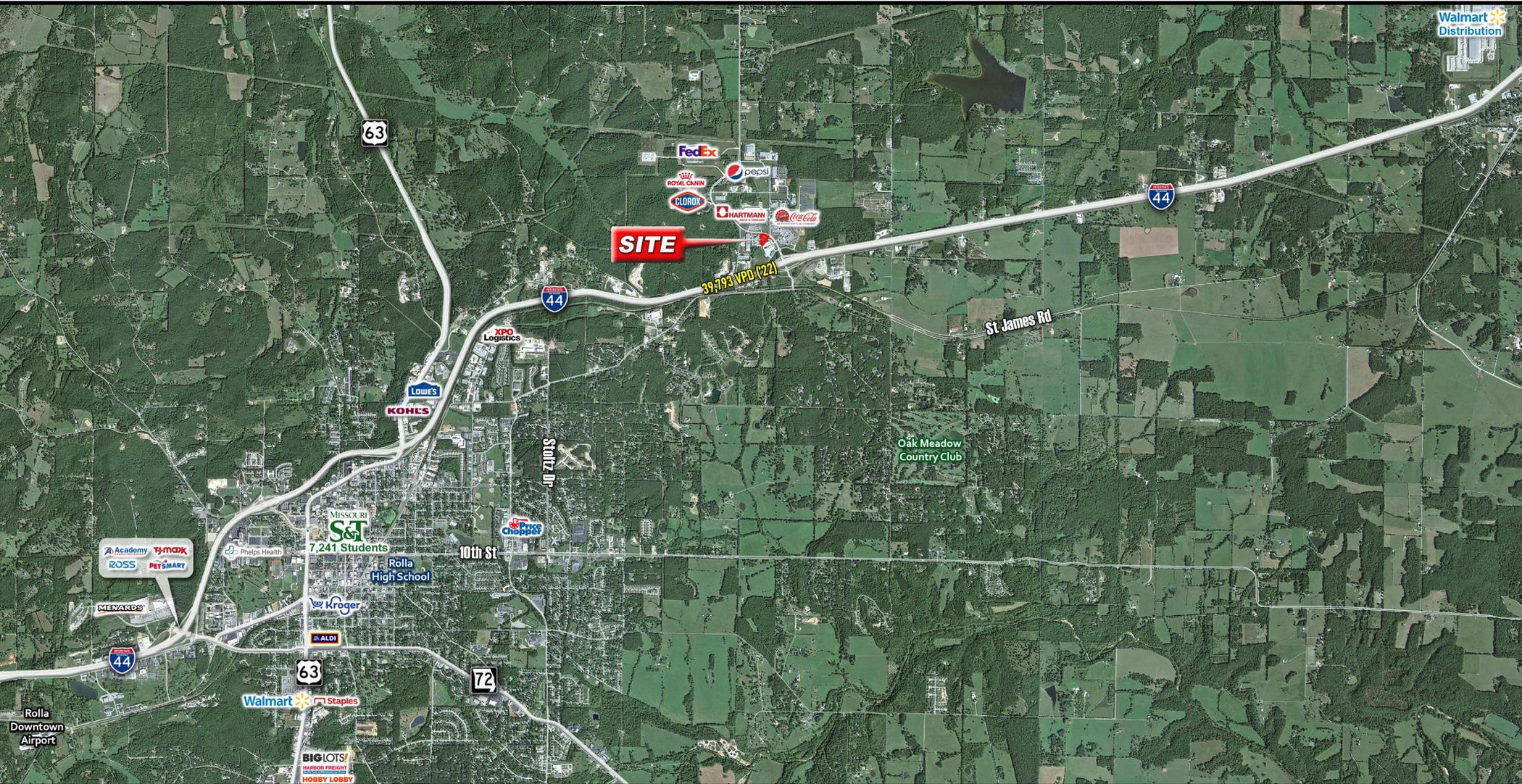
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The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition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



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