



**±3,254 SF Building on ±0.94 Acre Lot
Available for Sale or Lease**

For Sale or Lease →

11829 LACKLAND RD
ST. LOUIS, MO 63146

CONTACT US

Jason Morgan
314.560.8114 | jm@ccr-stl.com

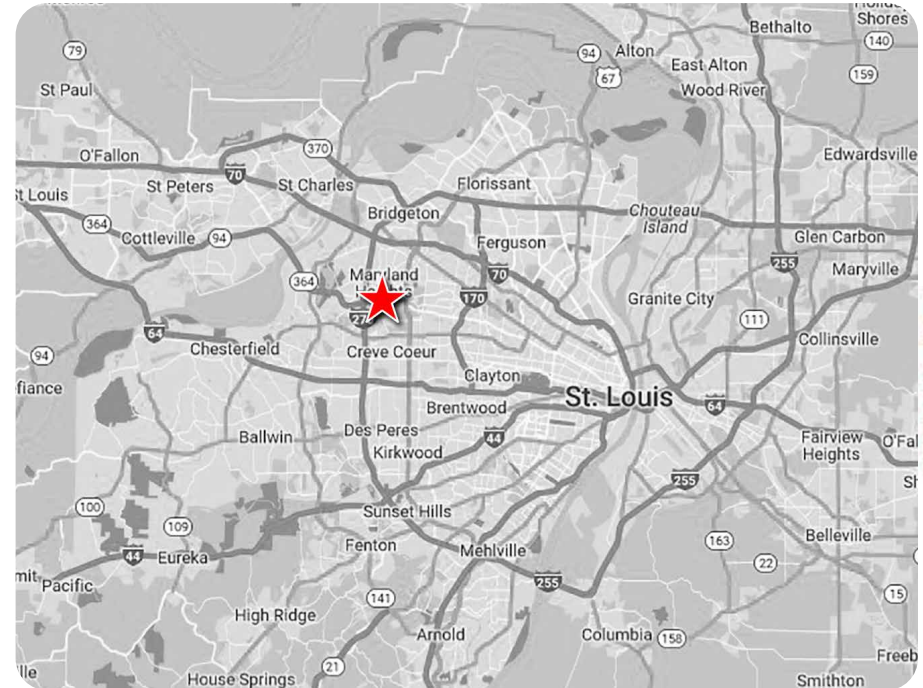
Property Details

- ▶ **11829 Lackland Rd., St. Louis, MO 63146**
 - ▶ ±3,254 SF Building on 0.94 Acre Lot
 - ▶ For Sale: \$995,000 or For Lease: \$90,000/Year Net
- ▶ Formerly a QuikTrip Convenience Store Gas Station
- ▶ All Tanks, Pumps, Lines and Canopy have been removed
- ▶ No Further Action Letter in process
- ▶ "PDC" Planned Development Commercial District in the City of Maryland Heights
- ▶ **Excellent Accessibility:** Convenient proximity to major highways, including I-270 and the Page Extension (364), ensuring quick and easy connectivity to the greater St. Louis area.
- ▶ **Strong Community & Business Presence:** Join a well-established & thriving business district that attracts top-tier companies & professionals.
- ▶ **Ample Parking & Visibility:** High-traffic location with excellent visibility for your business, plus abundant on-site parking for tenants & visitors.

FOR SALE OR LEASE: \$995,000 Or \$90,000/YR NET

2024 Demographics

RADIUS	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 Mile	4,011	1,769	\$124,299
3 Mile	83,372	36,953	\$112,414
5 Mile	160,227	68,554	\$118,595



Traffic Counts

- ▶ **Page Ave: 32,720 VPD ('23)**
- ▶ **Concourse Dr: 9,278 VPD ('23)**
- ▶ **Schertz Rd: 14,423 VPD ('23)**

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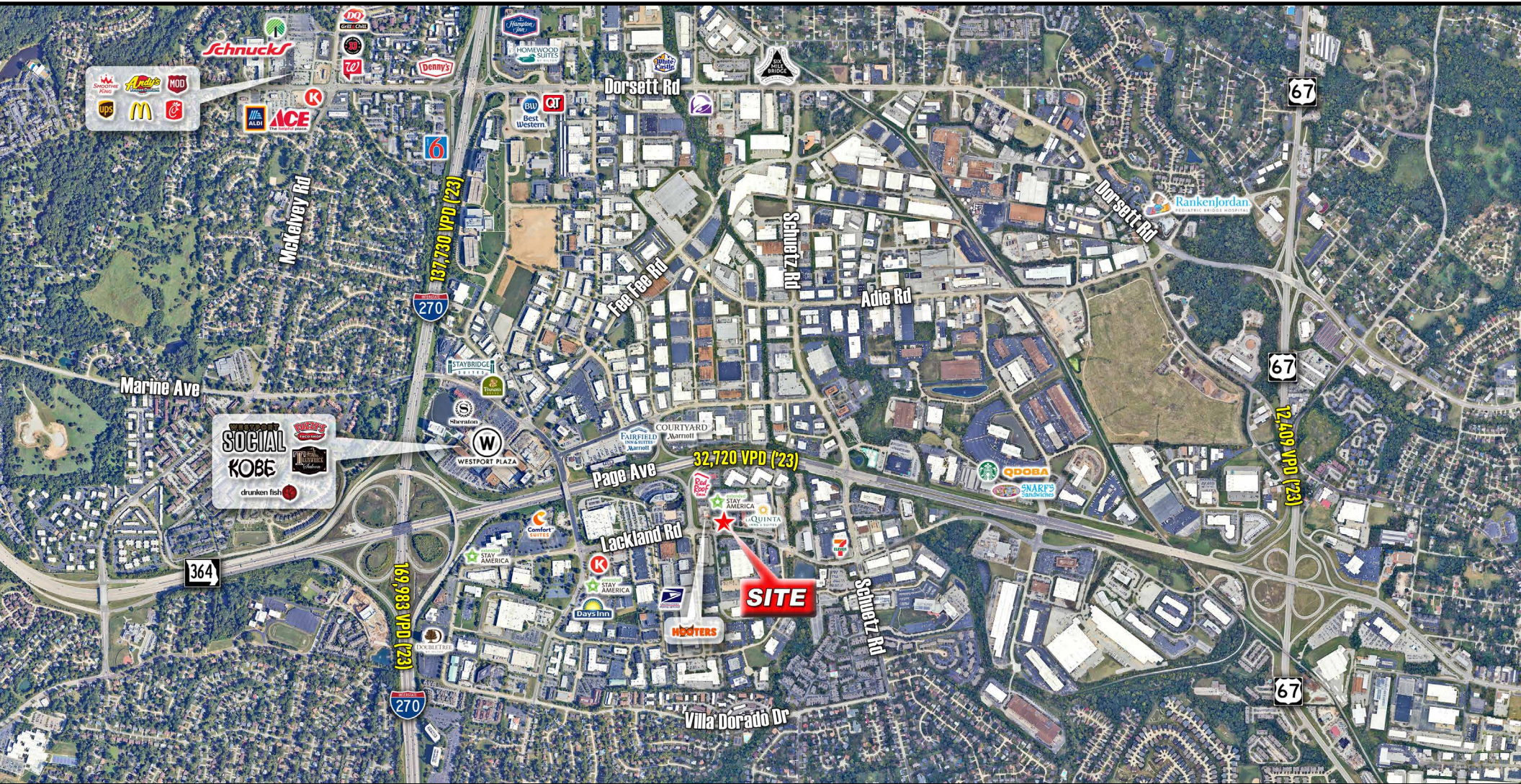
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The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition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



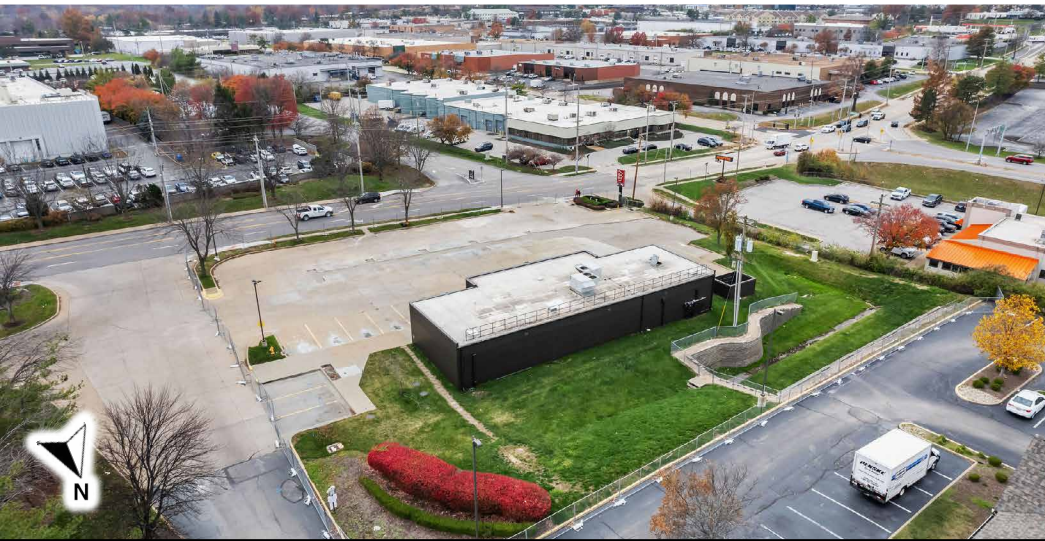
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