



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

For Sale or Lease →

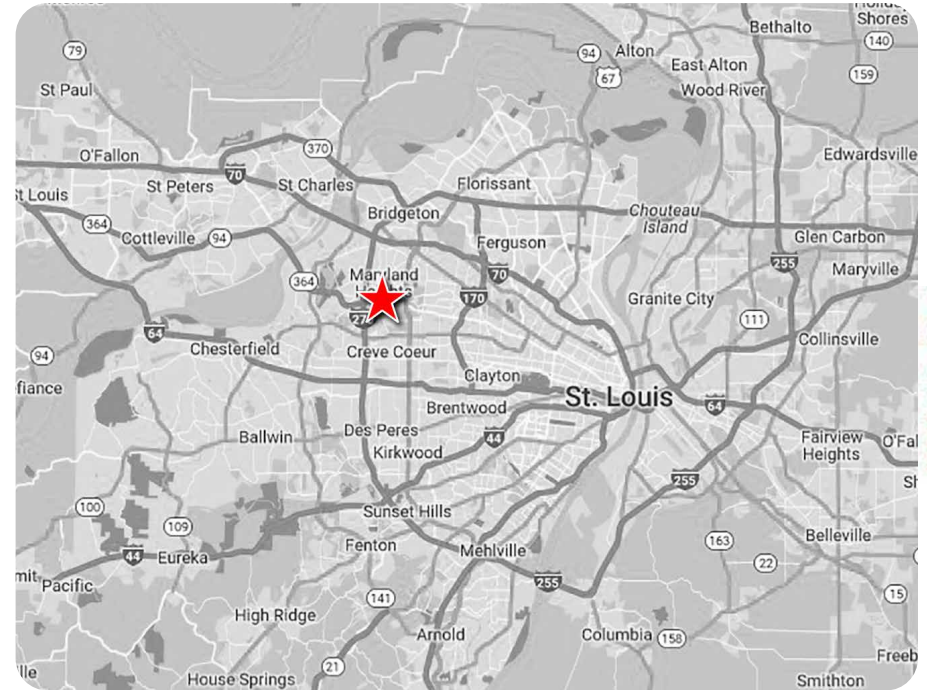
11829 LACKLAND RD
ST. LOUIS, MO 63146

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: \$1,200,000 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:** Call Broker for Details!



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

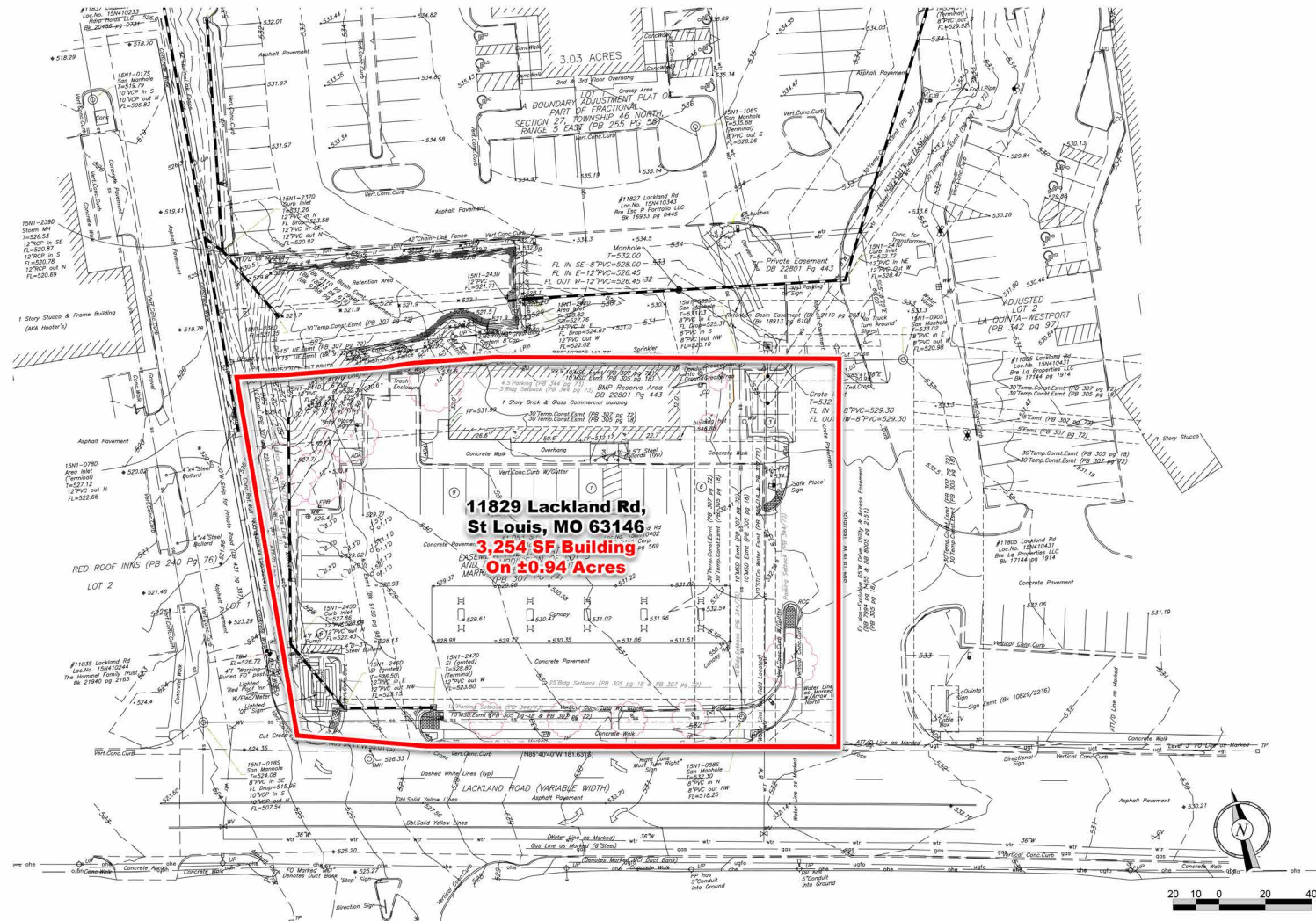
- ▶ Page Ave: 32,720 VPD ('23)
- ▶ Concourse Dr: 9,278 VPD ('23)
- ▶ Schertz Rd: 14,423 VPD ('23)

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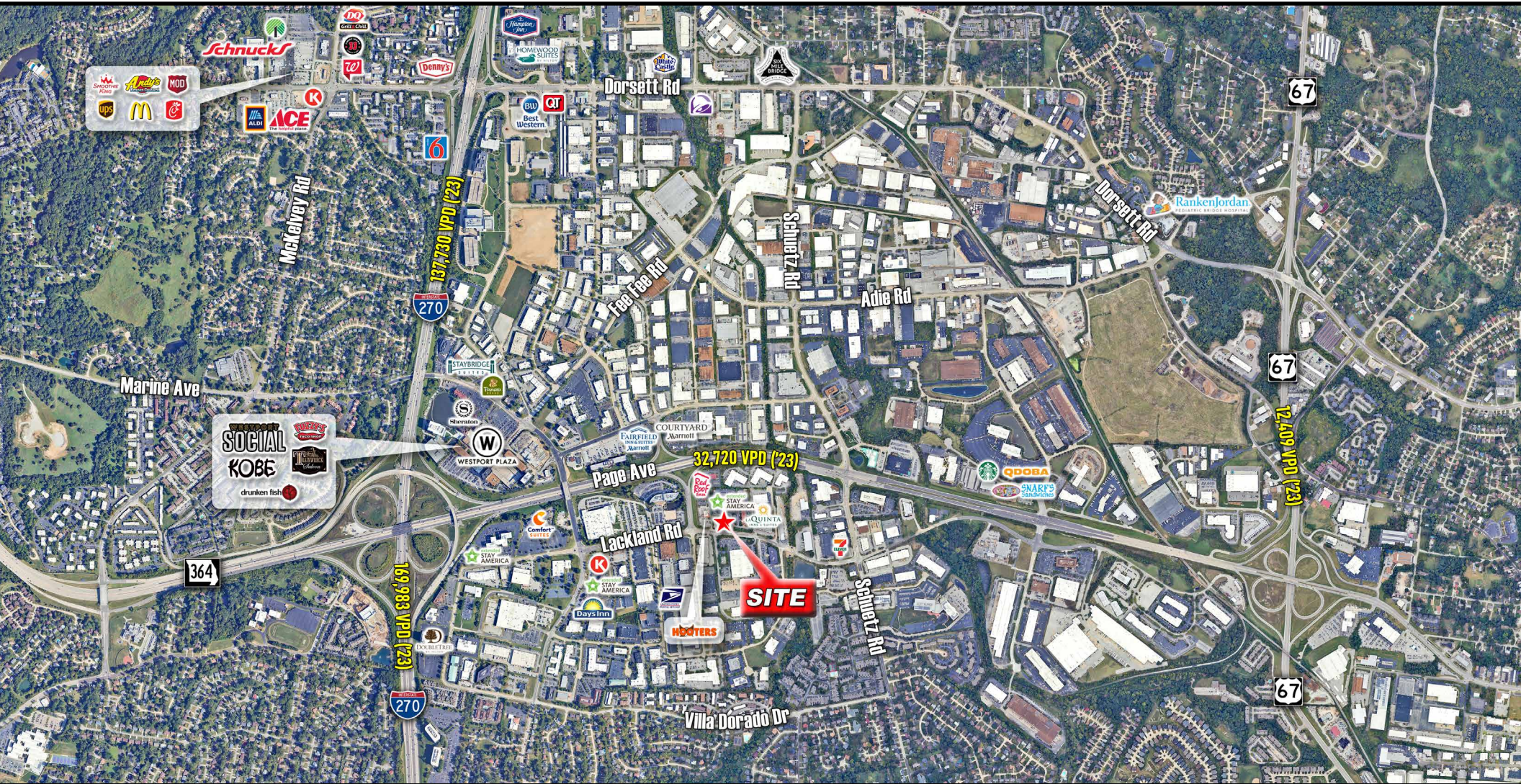


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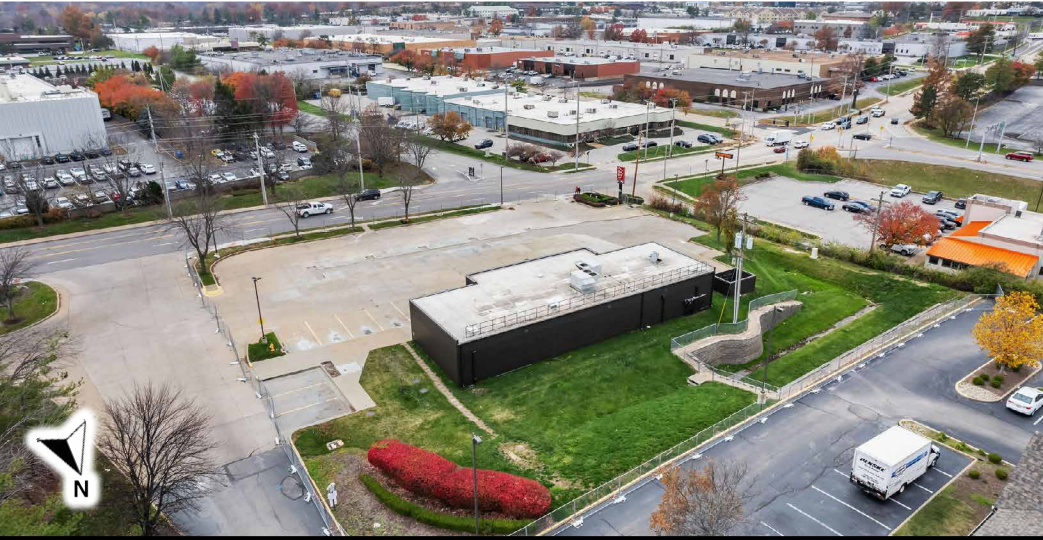


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