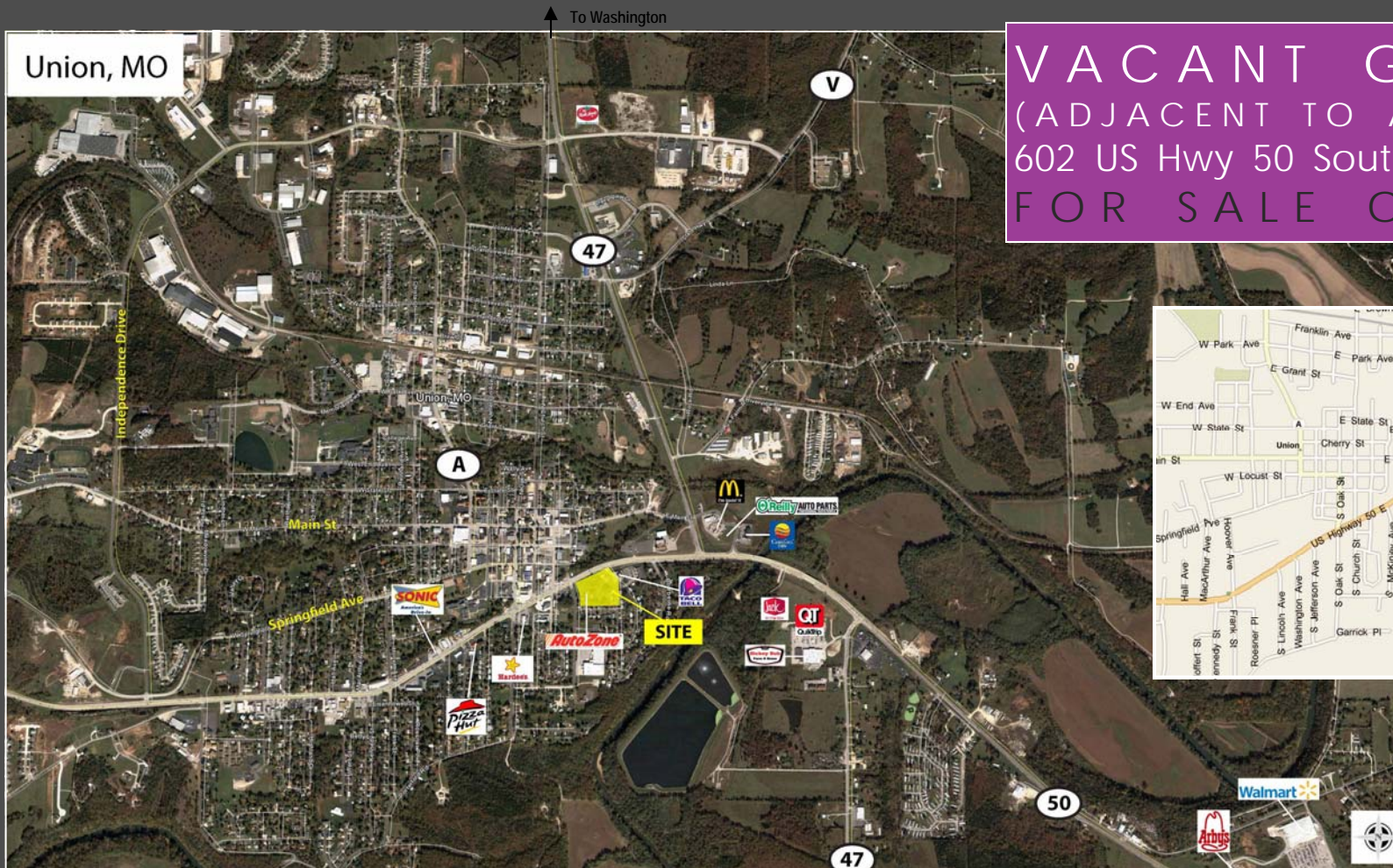


VACANT GROUND (ADJACENT TO AUTO ZONE) 602 US Hwy 50 South • Union, MO FOR SALE OR LEASE



- ◆ Located on Highway 50 in the heart of Union, Missouri, adjacent to Auto Zone.
- ◆ Ideal location serving the Union trade area.
- ◆ 1.45 Acre Parcel
- ◆ Zoned Commercial
- ◆ Approximately 10,000 cars per day pass in front of property.
- ◆ Union, MO has had a 26% growth in population in the past 10 years.

DEMOGRAPHICS

2009 Estimates	3 miles	5 miles	10 miles
Population	11,002	20,380	56,722
Households	3,825	6,951	19,697
Avg HH Income	\$56,980	\$64,254	\$62,304



For more information:
JAY COHEN
314-303-9400
314-469-7400 X301
Jay@L3Corp.net

L³ Corporation • 12655 Olive Boulevard, Suite 220 • St. Louis, MO 63141 • 314-469-7400 (tel) • 314-576-9768 (fax)

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PRELIMINARY SITE PLAN "A"

U.S. HIGHWAY 50

McKINLEY ST.

DETENTION AREA #1

DETENTION AREA #2

LOT 1 1.18 AC

AutoZone

SITE "A" 1.45 AC

SITE

PROPOSED TIRE STORE 6,000 sq. ft.

JANUARY, 2007

JANUARY 2007

COMMERCIAL DEVELOPMENT
UNION, MO.

PRELIMINARY SITE PLAN "A"

1 of 1

JAY COHEN
314-303-9400
314-469-7400 X301
Jay@L3Corp.net

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

