

Please DO NOT DISTURB employees in either dealership. The owners have no intention of closing the dealerships. If owner sells one side, he will combine the 2 dealerships into one facility on the opposite side.

Cerame Ford & Kia Dealerships

11400/11655 New Halls Ferry Road - Florissant, MO
1.0 to 16.62 Acres For Sale



- ♦ Great reuse or redevelopment opportunity.
- ♦ Close proximity to Interstate 270.
- ♦ Over 31,000 cars per day on New Halls Ferry Road.
- ♦ National retailers in the immediate area include: Walmart, Sam's Club, Home Depot, Shop N Save, Aldi, Schnuck's, Walgreen's, Ross Dress for Less, Big Lots, Toys R Us, Office Depot and many others.

DEMOGRAPHICS

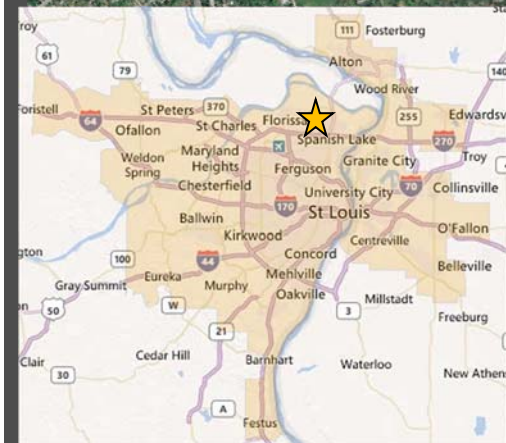
2012 Estimates	1 mile	3 miles	5 miles
Population	10,891	99,895	235,393
Households	4,290	38,753	91,339
Avg HH Income	\$58,783	\$53,268	\$50,268



Contact:
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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.



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