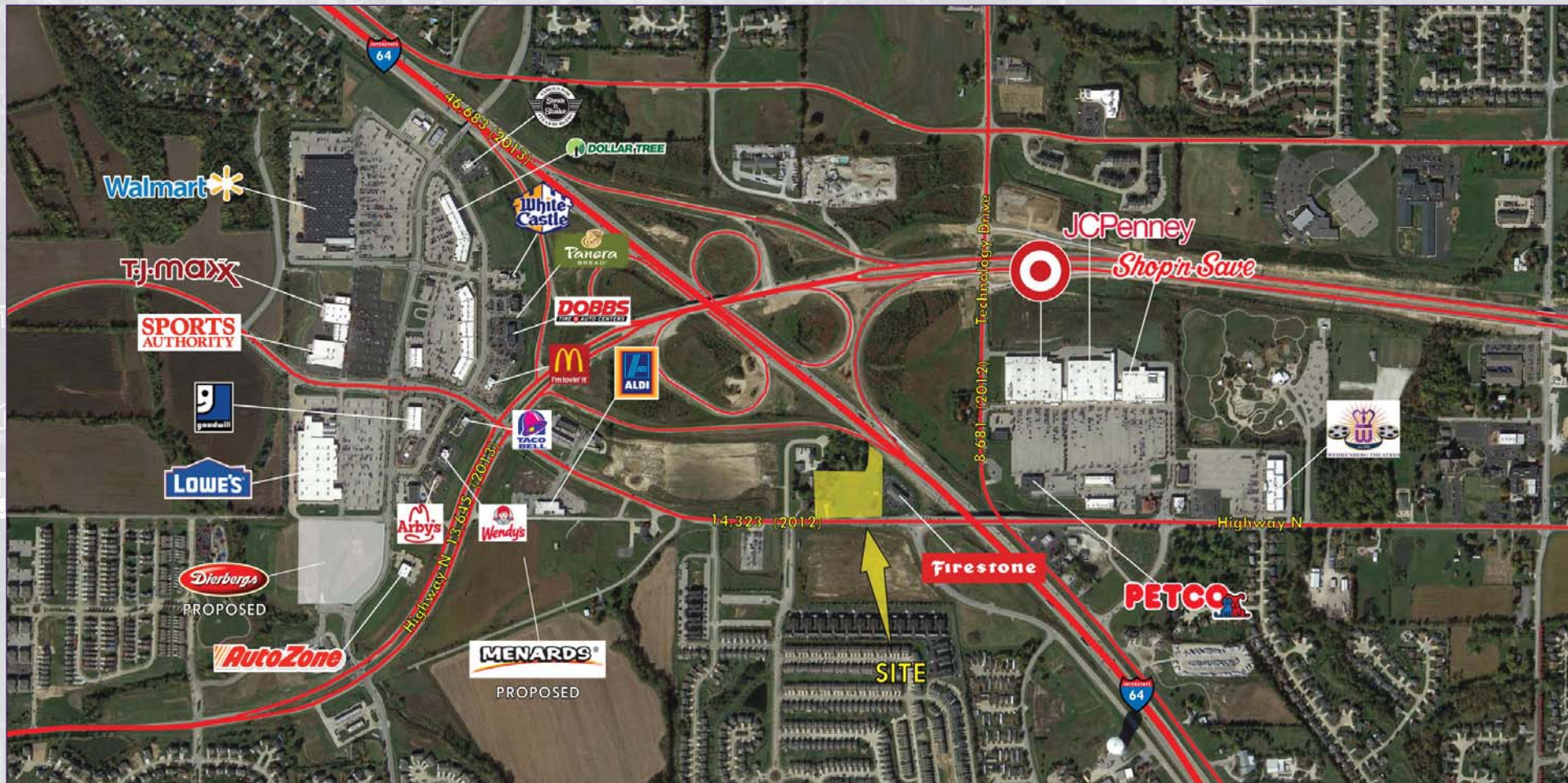


8031-8067 HAWK RIDGE TRAIL



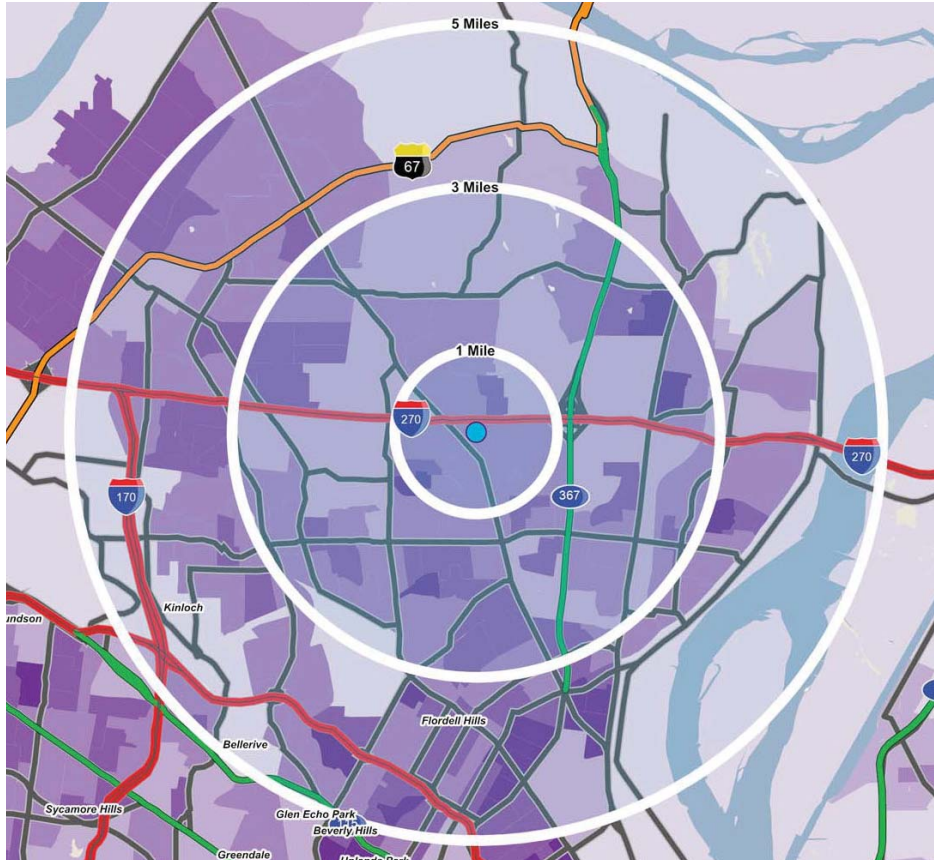
FOR SALE OR LEASE
8031-8067 HAWK RIDGE TRAIL . LAKE ST. LOUIS . MISSOURI




LAND SITE AVAILABLE WITH OUTSTANDING HIGHWAY VISIBILITY IN GROWING TRADE AREA.

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MARKET OVERVIEW



POPULATION		<u>1 MILE</u> 6,261	<u>3 MILES</u> 50,298	<u>5 MILES</u> 106,431
HOUSEHOLDS		<u>1 MILE</u> 2,370	<u>3 MILES</u> 19,105	<u>5 MILES</u> 39,562
AVG HH INCOME		<u>1 MILE</u> \$82,435	<u>3 MILES</u> \$92,769	<u>5 MILES</u> \$90,230

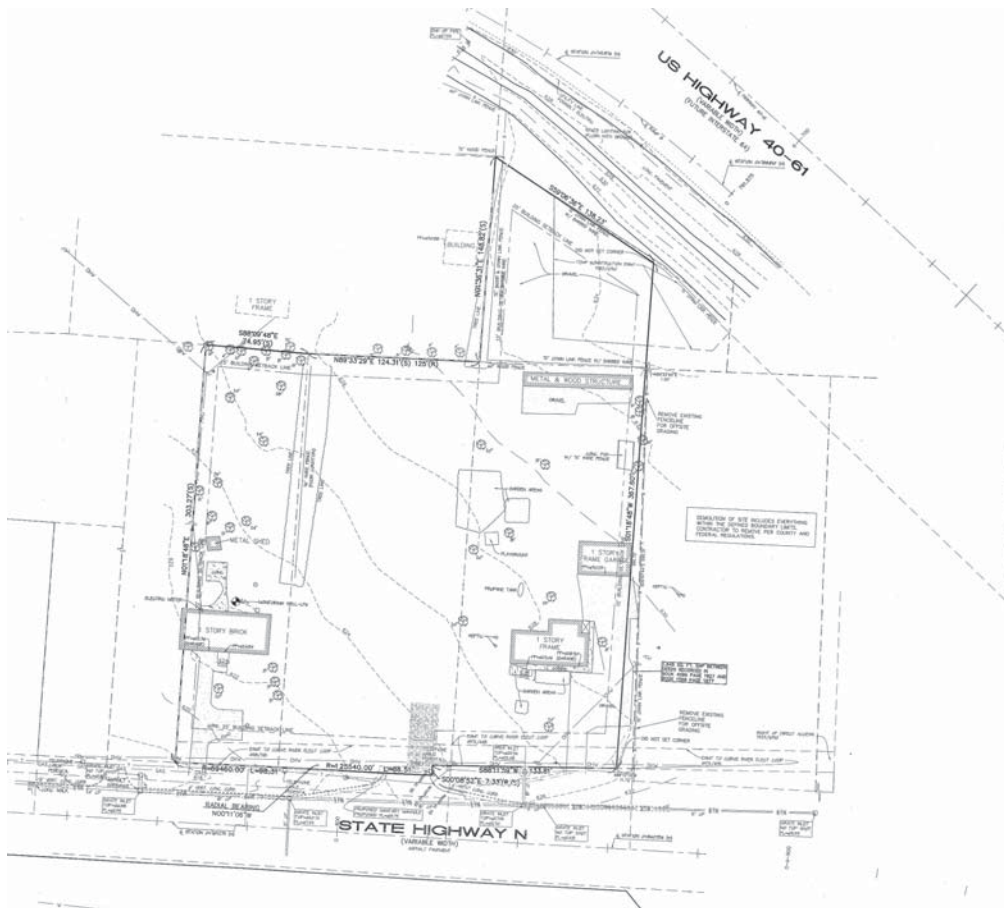
Lake Saint Louis began in 1966 as a private recreational lake community, situated in the middle of two lakes in western St. Charles County, between I-70 and I-64. Lake Saint Louis was incorporated as a city in 1975. Lake Saint Louis is a "Tree City, USA" with approximately 14,000 residents calling Lake Saint Louis home. As a planned community, Lake Saint Louis offers home and business owners some of the finest residential and commercial amenities available anywhere. The city's central features are the two private lakes, owned by members of the Lake Saint Louis Community Association (LSLCA). The LSLCA was formed to maintain and administer the Lake St. Louis amenities and provide services for the recreation-oriented community. The city boasts high quality and diversity of housing, well-planned residential and commercial areas and an abundance of public and private recreational amenities.



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S I T E P L A N

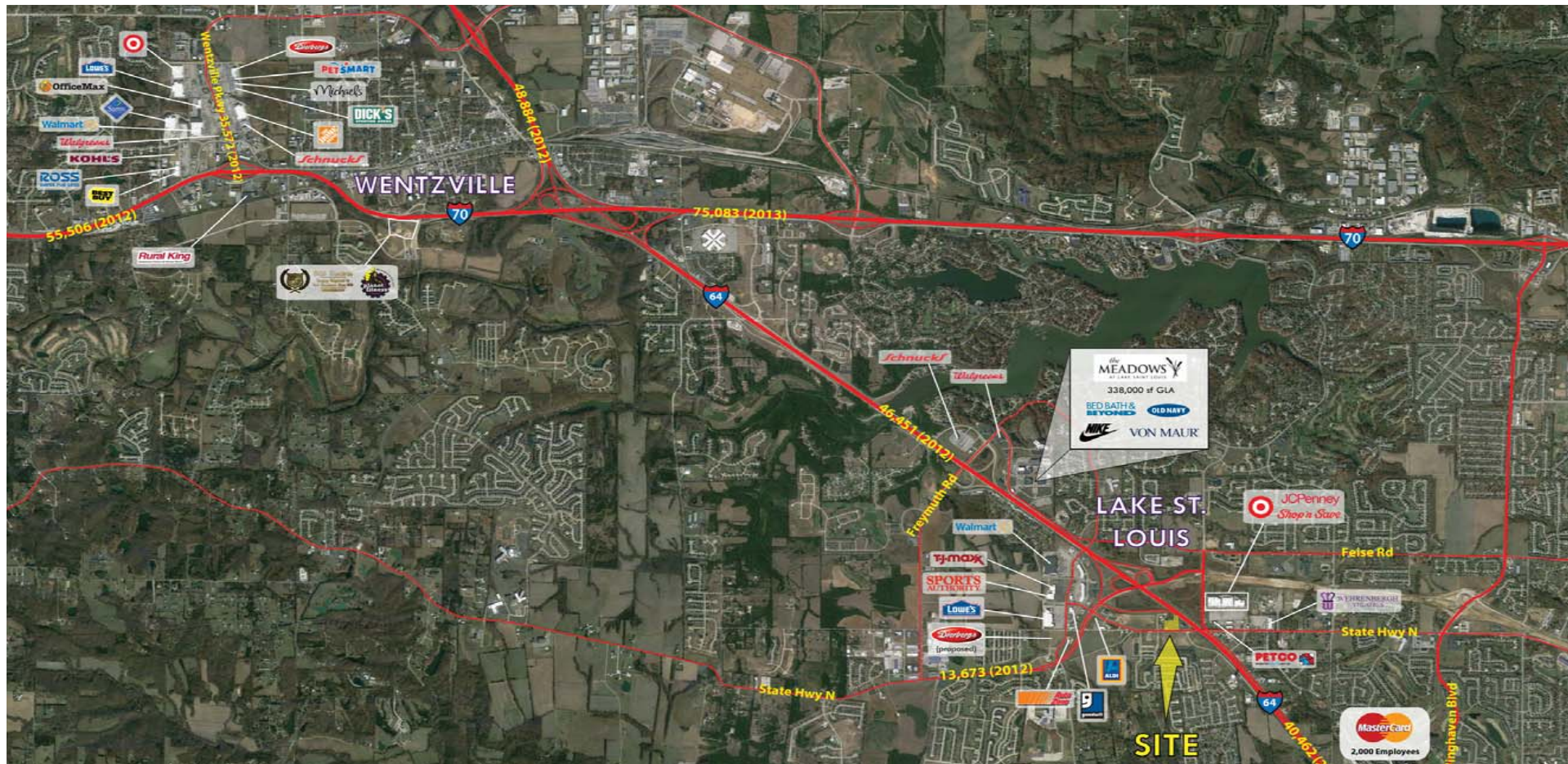


- 2.51-3.11 ACRES AVAILABLE WITH OUTSTANDING HIGHWAY 64/40 VISIBILITY
- CENTRALLY LOCATED IN GROWING TRADE AREA WITH MANY LARGE NATIONAL RESTAURANTS AND RETAILERS
- RETAILERS INCLUDE TARGET, WALMART SUPERCENTER, DOLLAR TREE, ALDI, LOWE'S, SPORTS AUTHORITY, PANERA BREAD, MCDONALD'S, TACO BELL, AND STEAK 'N SHAKE, AMONG OTHERS
- FOR SALE - \$1,750,000 - \$2,167,545
- FOR LEASE - CALL FOR DETAILS
- WILL BUILD TO SUIT

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ALEX APTER

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