

1 ACRE LOT AVAILABLE FOR PURCHASE NEAR I-55/I-70 INTERCHANGE



705 BLUFF ROAD

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:ALANA MOYLANRICK SPECTORDAVID WITTENAUER314.282.9830 (DIRECT)314.282.9827 (DIRECT)618.622.2349 (DIRECT)314.495.5013 (MOBILE)314.708.2009 (MOBILE)618.719.1197 (MOBILE)ALANA@L3CORP.NETRICK@L3CORP.NETDAVID@WITTENAUERPROPERTIES.COM

POPULATION ANALYSIS AVG HH POPULATION HOUSEHOLDS INCOME 6 1 MILE 1 MILE 1 MILE 4,148 1,835 \$81,792 **3 MILES** 3 MILES 3 MILES 30,376 12,704 \$76,644 5 MILES 5 MILES 5 MILES 58,150 23,363 \$84,794

VIEW & DOWNLOAD: DEMO REPORT

COLLINSPORT (50' W) DRIVI

- OWNER WILL OFFER GROUND LEASE OR BUILD-TO-SUIT
- NORTH OF EASTPORT PLAZA NEAR 1-55/I-70 INTERCHANGE
- 228' FRONTAGE ON BLUFF ROAD (HIGHWAY 157)
- ZONED HP-1 (HOSPITALITY PARK DISTRICT)
- SITE WILL BE FILLED TO GRADE
- UTILITIES AT SITE AND DRIVE LANE ALREADY INSTALLED
- PROPOSED ENTERPRISE ZONE



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. Th 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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MARKET AERIAL

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