



New Price,  
Big Opportunity  
\$850,000

PLEASE  
DO NOT DISTURB  
CURRENT  
TENANT



11266 MIDLAND BOULEVARD

SAINT LOUIS, MO 63114

3,650 SF FULLY BUILT OUT FORMER  
RESTAURANT AVAILABLE FOR SALE





# 11266 MIDLAND BOULEVARD

## DEMOGRAPHICS

PLEASE CONTACT:

JOHN NOTTER

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L<sup>3</sup> CORPORATION

REBECCA THESSEN

314.282.9836 (DIRECT)




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- 3,650 SF BUILT OUT RESTAURANT SPACE AVAILABLE FOR SALE
- SALE PRICE: \$850,000.00
- PERFECT FOR QSR OR FULL SERVICE ON 1 ACRE
- EXCELLENT VISIBILITY ON NORTH LINDBERGH BLVD (HIGHWAY 67) AND MIDLAND BLVD WITH A COMBINED 37,419 VPD
- CENTRALLY LOCATED BETWEEN I-270 AND I-70, WITH CONVENIENT ACCESS TO ST. LOUIS LAMBERT INTERNATIONAL AIRPORT, AND WESTPORT PLAZA
- DO NOT DISTURB CURRENT TENANT

## POPULATION ANALYSIS

POPULATION	 1 MILE	3 MILES	5 MILES
	6,274	93,799	178,467
HOUSEHOLDS	 1 MILE	3 MILES	5 MILES
	2,783	40,540	76,813
AVG HH INCOME	 1 MILE	3 MILES	5 MILES
	\$68,046	\$81,118	\$98,200



VIEW &  
DOWNLOAD:

DEMO REPORT

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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## MARKET AERIAL

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