



PLEASE
DO NOT DISTURB
CURRENT
TENANT



11266 MIDLAND BOULEVARD

SAINT LOUIS, MO 63114

3,650 SF FORMER QSR AVAILABLE FOR SALE



11266 MIDLAND BOULEVARD

DEMOGRAPHICS

PLEASE CONTACT:

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET

L³ CORPORATION

REBECCA THESSER

314.282.9836 (DIRECT)

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- 3,650 SF QSR BUILDING ON 1 ACRE
- EXCELLENT VISIBILITY ON NORTH LINDBERGH BLVD (HIGHWAY 67) AND MIDLAND BLVD WITH A COMBINED 37,090 VPD
- CENTRALLY LOCATED BETWEEN I-270 AND I-70, WITH CONVENIENT ACCESS TO ST. LOUIS LAMBERT INTERNATIONAL AIRPORT, AND WESTPORT PLAZA
- CONTACT BROKER FOR PRICING
- DO NOT DISTURB CURRENT TENANT



POPULATION ANALYSIS

POPULATION	 <u>1 MILE</u> 6,087	<u>3 MILES</u> 91,311	<u>5 MILES</u> 179,344
HOUSEHOLDS	 <u>1 MILE</u> 2,737	<u>3 MILES</u> 39,618	<u>5 MILES</u> 77,335
AVG HH INCOME	 <u>1 MILE</u> \$66,884	<u>3 MILES</u> \$80,757	<u>5 MILES</u> \$99,475

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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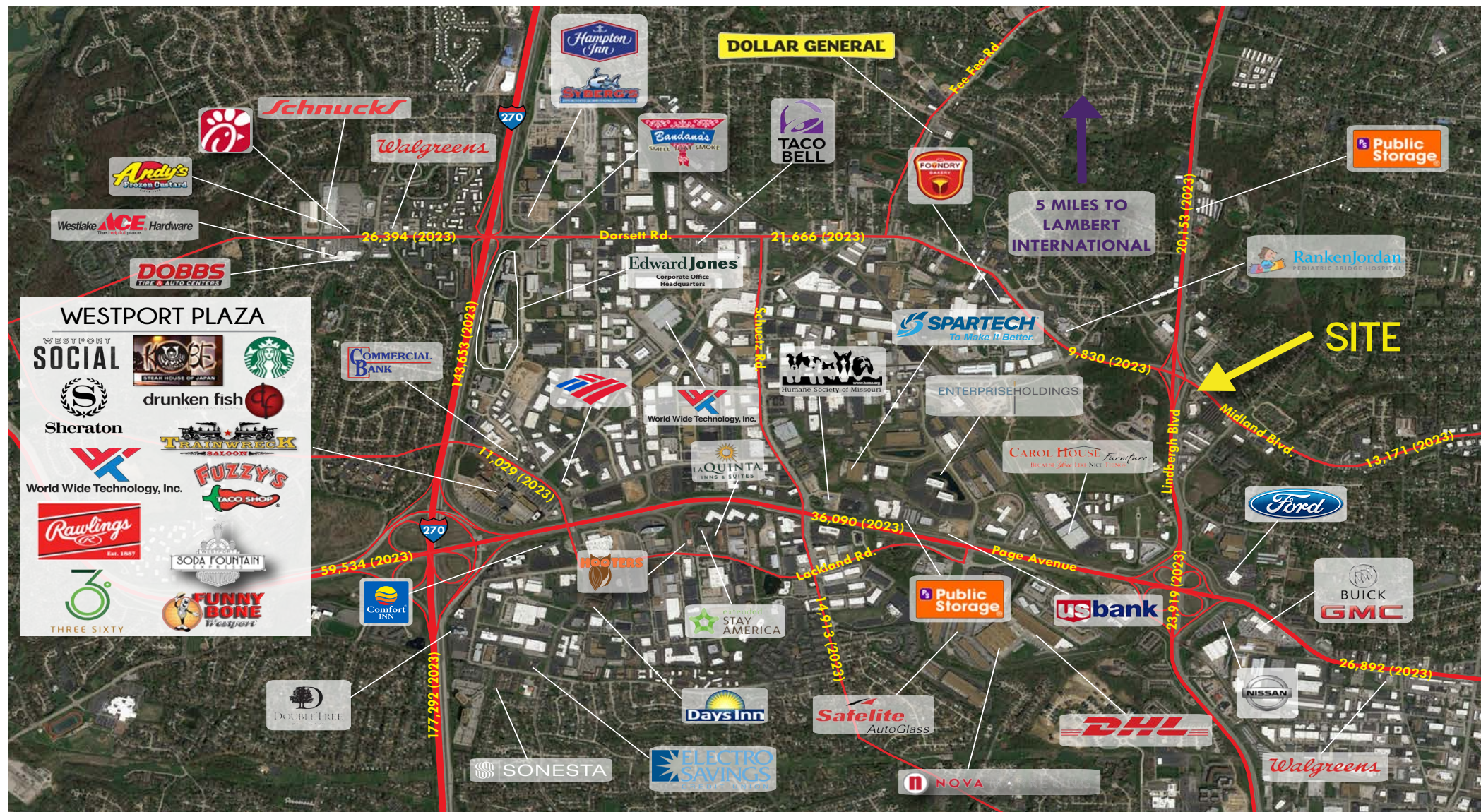
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