

FOR SALE

Parcel

7733 Natural Bridge Rd
Saint Louis, MO 63121

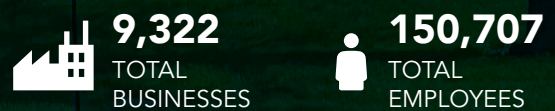
- 10 Minute Drive to St. Louis Lambert Airport
- Strategically located in the "University Square District" north of natural bridge road and the city hall building; also located east of the University of Missouri at St. Louis campus and northeast of the metrolink station.
- Next door to new \$102 million U.S. Department of Agriculture (USDA) lab development.



DEMOGRAPHICS

2022 Summary	1 mile	3 miles	5 miles
Population	8,838	90,755	280,016
Households	3,936	37,999	119,984
Families	2,052	23,447	68,444
Average Household Size	2.1	2.35	2.25
Median Age	36.7	37	37.5
Median Household Income	\$47,402	\$39,154	\$46,875
Average Household Income	\$67,855	\$54,793	\$78,669

BUSINESSES



INCOME



PROPERTY DETAILS



7733 Natural Bridge consists of one parcel of land totaling 1.49 acres. The parcel is improved with one, one story brick building with lower level containing a chapel, large foyers, offices, storage areas, conference areas, garage, mechanical areas, and restrooms. The building is perfect for redeveloped for a restaurant, bar, and retail use.

21,880
Building Sqft

1.5
Acres

1964
Year Built

82 SPACE
Parking

11,500
Vehicles per Day

\$650,000
Asking Price

MAP





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