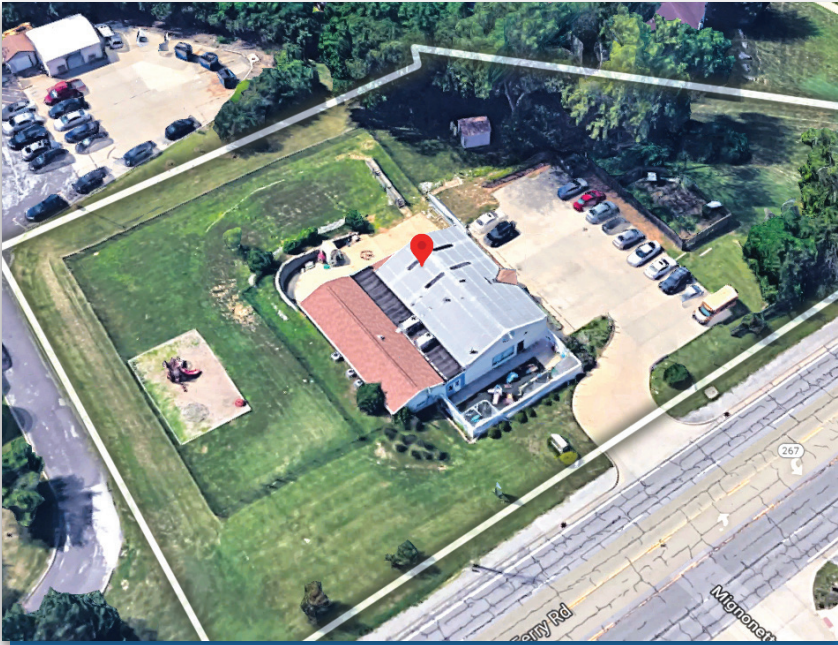


FOR SALE OR LEASE

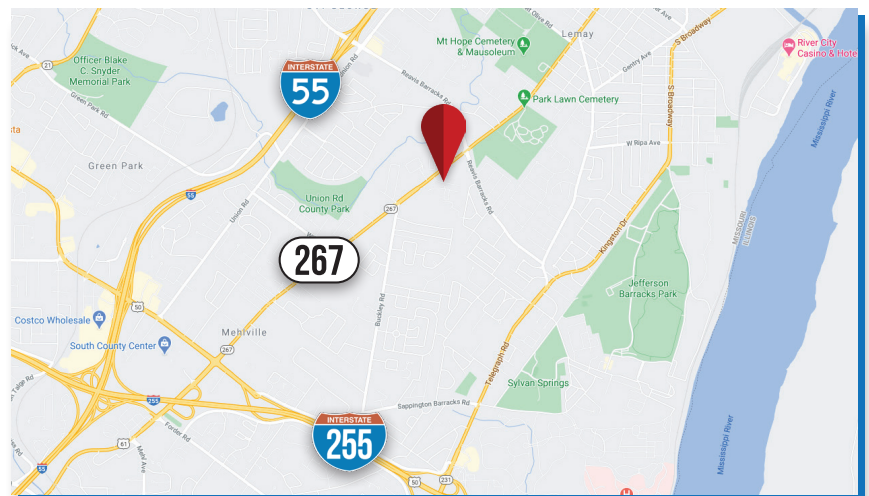
2338 Lemay Ferry Road
St. Louis, MO 63125



- High Traffic and Visibility
- In Immediate Proximity to Strong Retail and Demographics
- Taxes for 2019 were \$14,454



- Former Prime Time Childcare Academy
- Licensed for 98 Children
- 4,775+/- SF on 1.44 Acre Lot
- 410 SF of Road Frontage
- Potential for Office, Medical, Veterinarian, Senior Care Or Light Industrial



For more information contact:

Demographics	1 Mile	3 Mile
Population	12,066	86,256
Households	5,296	37,341
Median HH Income	\$58,117	\$58,728

For Sale: \$579,000
For Lease: \$10 SF NNN

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