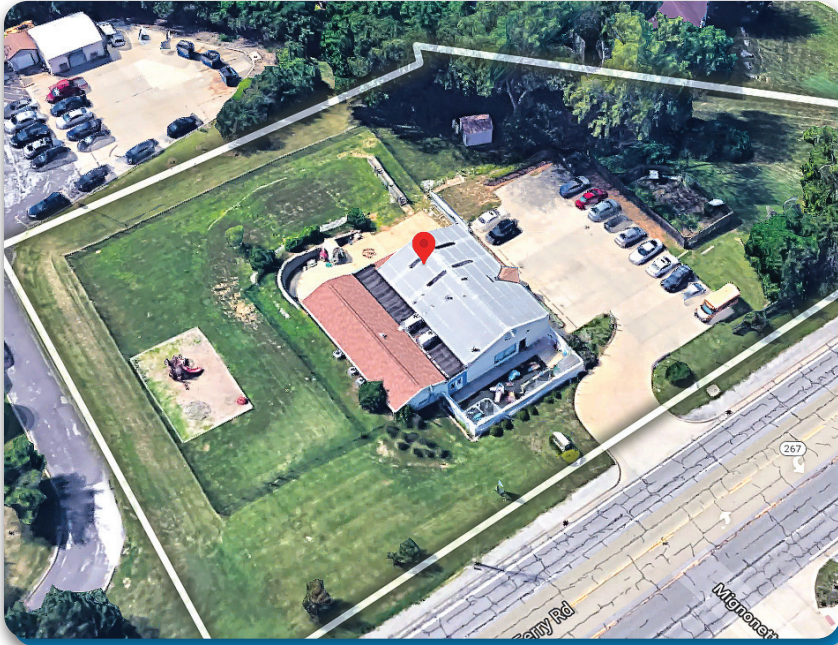


FOR SALE

MAJOR PRICE REDUCTION

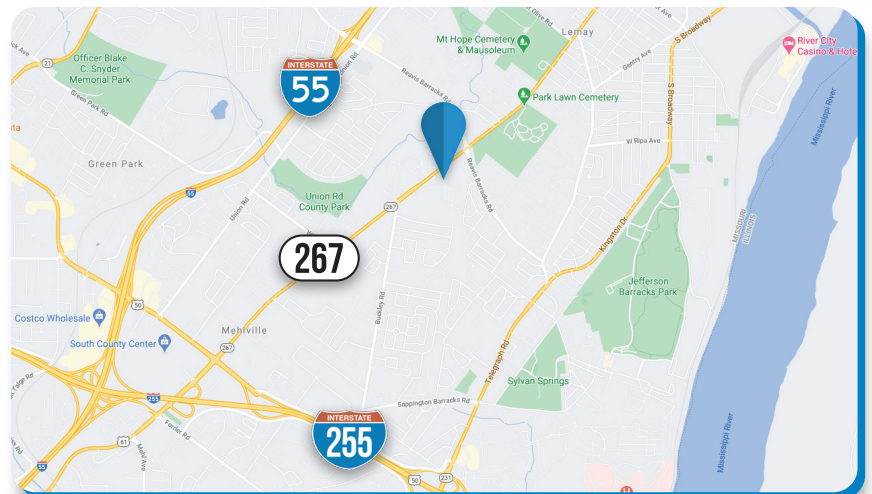
2338 Lemay Ferry Road • St. Louis, MO 63125



- 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 Feet of Road Frontage
- Potential for Office, Medical, Veterinarian, Senior Care Or Light Industrial



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

For more information contact:

For Sale: ~~\$579,000~~ \$499,000
For Lease: \$10 SF NNN

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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.