

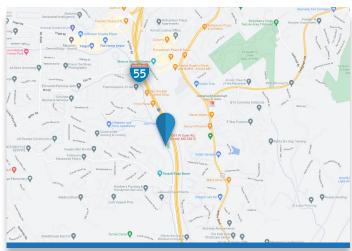
## THE PROPERTY

# **LAND LEASE** 8001-8005 GRAVOIS ROAD ST. LOUIS, MO 63123



- Commercial C-2 Zoned Land
- 1.7+/- Acres with Approximately 338 sf of Road Frontage
- All Utilities on Site

- High Visibility and Access
- Strong Demographics
  1 mile: 14,565
  3 mile: 126,969
- Average Daily Traffic Over 18,000 VPD
- Ideal for Self-Storage, C-Store/Gas Station Or Retail



#### For more information contact:

Dianne Graham Direct: 314-336-1970 Cell: 314-757-7252 graham@realtyexchangeweb.com

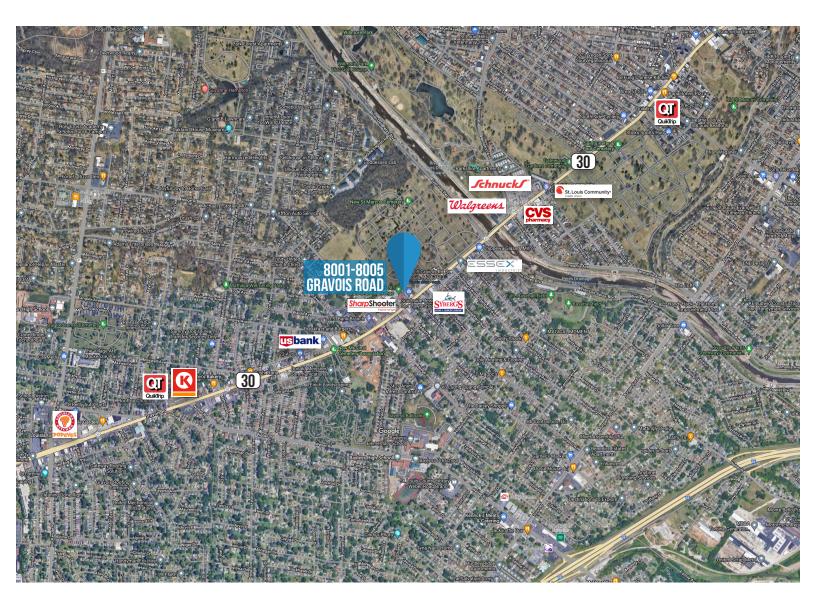
### \$5,500 NNN/Month

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.



### THE PROPERTY

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