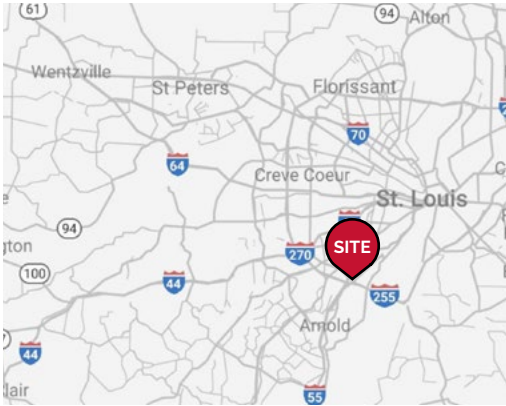


**New 10-year NNN lease!**



**2022 DEMOGRAPHICS**

1 Mile | 3 Miles | 5 Miles



**Population**

11,796 | 95,216 | 201,484



**Daytime Population**

12,341 | 65,337 | 138,147



**Median Household Income**

\$56,122 | \$70,000 | \$70,971

**INVESTMENT FOR SALE**

6940 South Lindbergh Boulevard | St. Louis, Missouri 63125

4,536 SF on 0.51 Acres | Call for Details

**PROPERTY DETAILS**

Single-Tenant St. Luke's Center For Diagnostic Imaging (CDI)

New 10-year NNN lease commencing Q4 2022

Minimal landlord responsibilities

Lindbergh – 30,131 VPD | I-55 – 111,434 VPD

**John Shuff**

314.785.7630

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[PACEPROPERTIES.COM](http://PACEPROPERTIES.COM) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.



