

# PACE

PROPERTIES

## Pace Properties

1401 South Brentwood Boulevard  
Suite 900 - St. Louis, Missouri 63144  
Phone: 314.968.9898  
Fax: 314.968.5050  
www.paceproperties.com

## 12051 BELLEFONTAINE RD:

12051 Bellefontaine Road  
Saint Louis, Missouri 63138

## LAND FOR SALE OR LEASE:

Patrick Willett, [pwillett@paceproperties.com](mailto:pwillett@paceproperties.com)  
314-968-9898



### 12501 BELLEFONTAINE OFFERS:

- Conveniently Located & Easily Accessible
- Dense Residential Population
- Great Visibility

### AREA RETAILERS INCLUDE:

Sav-A-Lot, Commerce Bank, Family Dollar, H&R Block and Domino's Pizza

### TRAFFIC COUNTS:

Bellefontaine: 10,440 VPD

### AVAILABLE:

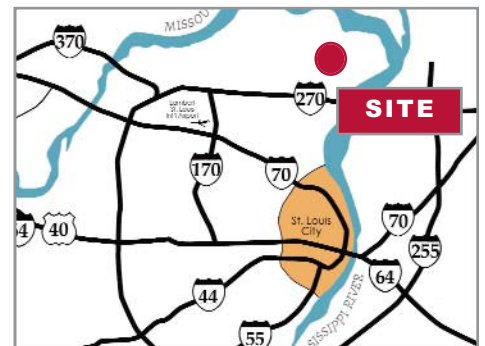
Lot: 0.58 Acres  
Building: 876 square feet

### LEASE PRICE:

\$ 25,000/year

### SALE PRICE:

\$ 250,000



ST. LOUIS, MISSOURI

DEMOGRAPHICS (2000 Census, 2007 Estimates)	1-MILE	3-MILE	5-MILE
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Population	8,762	44,608	114,873
Average HH Income	\$ 50,751	\$ 58,060	\$ 55,132
No. of Employees	975	14,051	31,259

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.

A MEMBER OF  
**CHAINLINKS**  
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