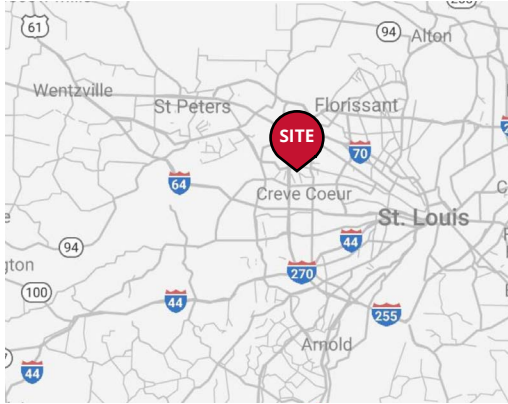


High daytime population!



2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

6,910 | 78,009 | 157,134



Daytime Population

32,265 | 126,975 | 226,913



Median Household Income

\$100,266 | \$89,970 | \$91,854

FOR SALE OR LEASE

12004 Lackland Road | Maryland Heights, Missouri 63146

4,547 SF on 1.36 Acres | Sale Price: \$1,450,000 | Lease Rate: \$95,000/Yr, NNN

PROPERTY DETAILS

Free-standing restaurant building with drive-thru

4,547 sqft building on 1.36 acres | Zoning M-1 (Maryland Heights)

82 Parking Spaces (18:1,000)

Located in Westport submarket with high daytime population

Tables, cooler/freezer, & hoods included

Lackland Road - 8,137 VPD

Jim Rosen, CCIM

314.785.7625

jrosen@paceproperties.com

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.

Trade Area Aerial



