

# GROUND LEASE OPPORTUNITY

7661 NORTH LINDBERGH BOULEVARD

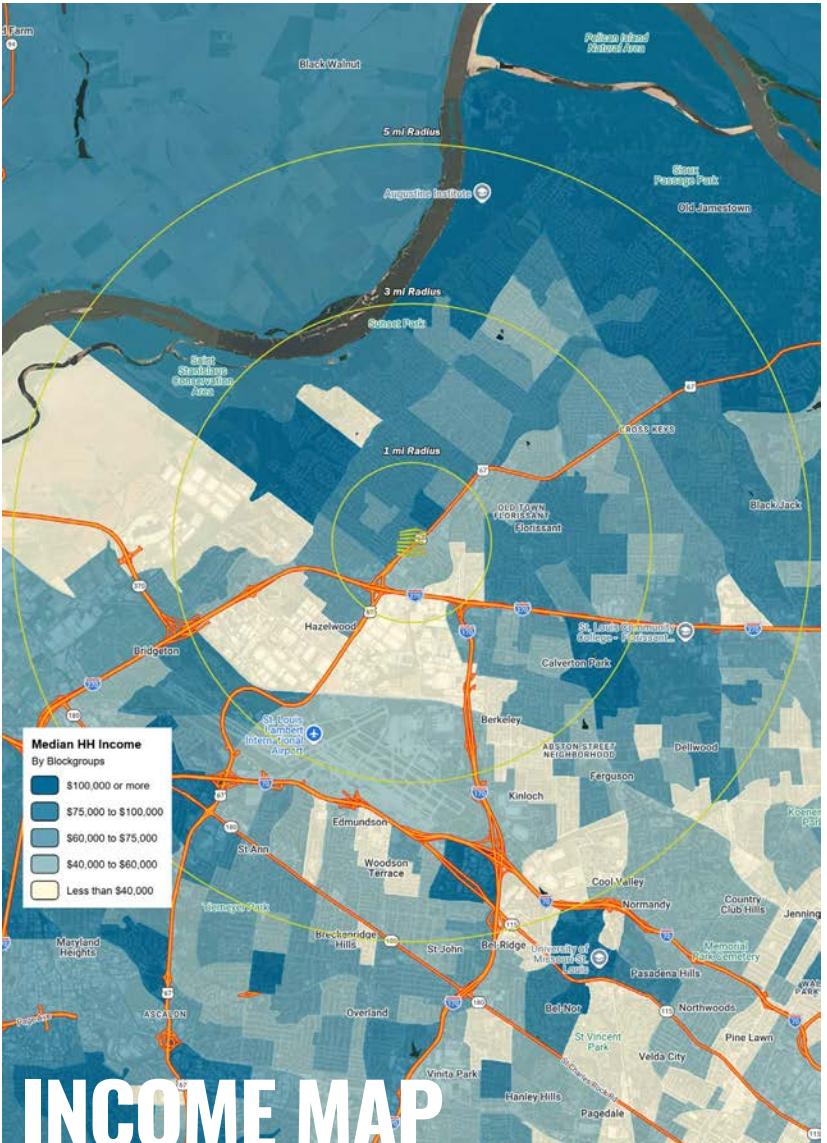
HAZELWOOD, MO



LOCATION.  
commercial real estate

# 7661 N LINDBERGH BLVD

## NEIGHBORHOOD VIBE



### TRADE AREA OVERVIEW

Hazelwood is a strategically positioned community in North St. Louis County, located approximately 15 miles northwest of downtown St. Louis and immediately adjacent to Lambert-St. Louis International Airport. With direct access to I-270, I-170, and I-70, Hazelwood serves as a major employment, logistics, and industrial hub within the St. Louis metropolitan area.

The local economy is anchored by major employers including Boeing Defense, Space & Security, Emerson Electric, Mercy Hospital Northwest, and numerous aerospace, manufacturing, and distribution operations. Proximity to the airport and extensive industrial parks supports a strong daytime population and consistent commercial and service demand.

Hazelwood's primary commercial corridors along Lindbergh Boulevard (US-67), Howdershell Road, and North Lindbergh feature a mix of national retailers, restaurants, grocery, hotels, and service-oriented businesses that cater to both residents and the surrounding workforce. Ongoing reinvestment in infrastructure and industrial facilities continues to strengthen the area's economic foundation.

With exceptional regional connectivity, a diverse employment base, and its role as a leading industrial and aviation-related market, Hazelwood represents a stable and highly functional trade area with long-term appeal for industrial, office, medical, and workforce-serving retail uses.

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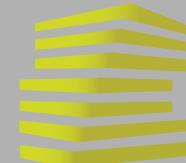
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### DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>POPULATION</b>	<b>13,284</b>	<b>81,178</b>	<b>175,859</b>
<b>HOUSEHOLDS</b>	<b>5,667</b>	<b>33,098</b>	<b>71,561</b>
<b>EMPLOYEES</b>	<b>4,951</b>	<b>39,379</b>	<b>75,357</b>
<b>MED HH INCOME</b>	<b>\$66,195</b>	<b>\$69,852</b>	<b>\$70,369</b>

### AREA RETAIL | RESTAURANTS





# 7661 N LINDBERGH BLVD

## MARKET AERIAL & DETAILS



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- **0.84 ACRES AVAILABLE FOR GROUND LEASE**
- **GREAT VISIBILITY TO 32,631 VPD ON N LINDBERGH BLVD**
- **EXCELLENT SIGNAGE AVAILABILITY**
- **EASILY ACCESSIBLE**
- **CALL BROKER FOR PRICING**



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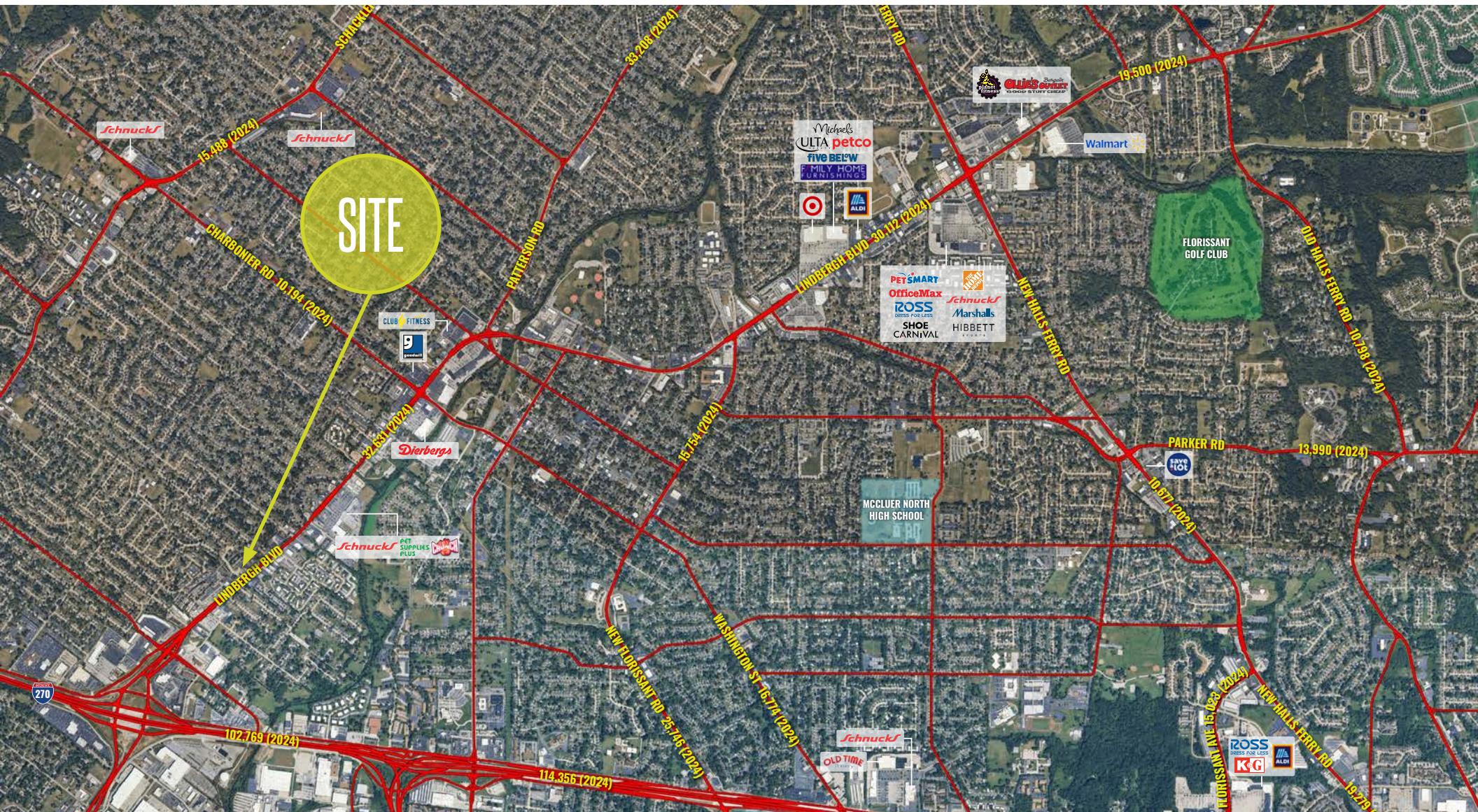
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