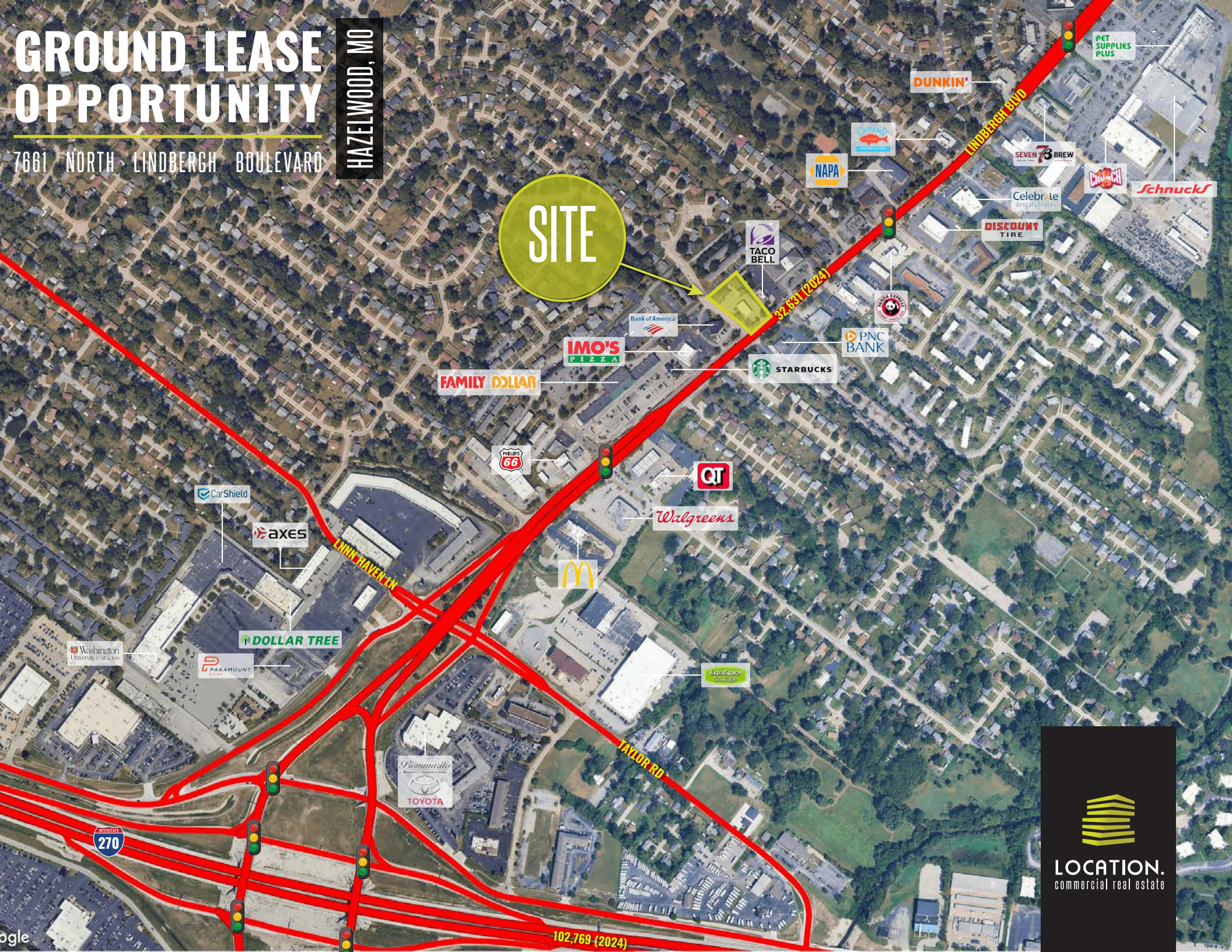


# GROUND LEASE OPPORTUNITY

7661 NORTH LINDBERGH BOULEVARD

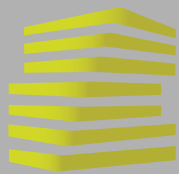
HAZELWOOD, MO

SITE



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# 7661 N LINDBERGH BLVD

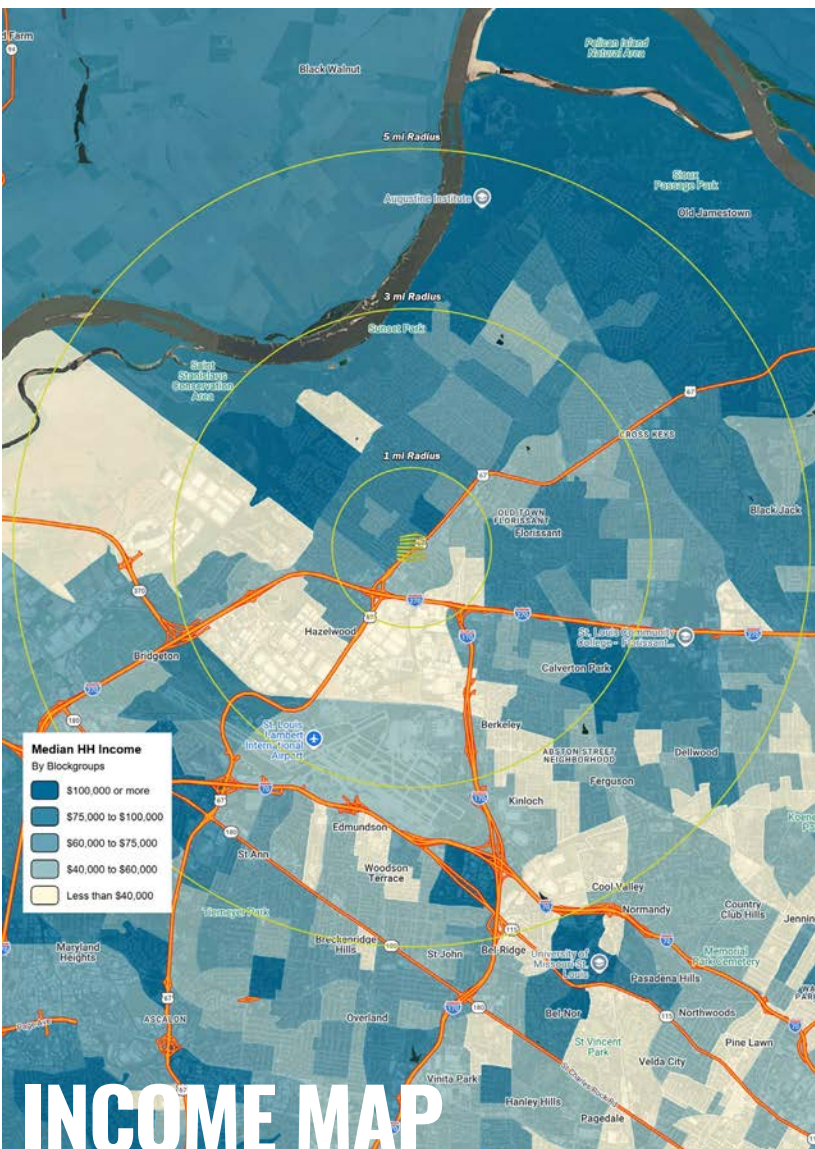
## NEIGHBORHOOD VIBE

JOE LODES

KEVIN SHAPIRO

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### 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.

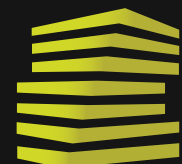
HAZELWOOD'S PRIMARY COMMERCIAL CORRIDORS ALONG LINDBERGH BOULEVARD (US-67), HOWERSHELL ROAD, AND NORTH LINDBERGH FEATURE A MIX OF NATIONAL RETAILERS, RESTAURANTS, GROCERY, HOTELS, AND SERVICE-ORIENTED BUSINESSES THAT CATER TO BOTH RESIDENTS AND THE SURROUNDING WORKFORCE. ONGOING REINVESTMENT IN INFRASTRUCTURE 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.

### 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



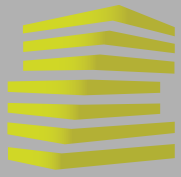
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# 7661 N LINDBERGH BLVD

## MARKET AERIAL & DETAILS

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KEVIN SHAPIRO

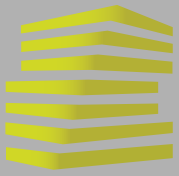
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- **0.84 ACRES AVAILABLE FOR GROUND LEASE**
- **GREAT VISIBILITY TO 32,631 VPD ON N LINDBERGH BLVD**
- **EXCELLENT SIGNAGE AVAILABILITY**
- **EASILY ACCESSIBLE**
- **CALL BROKER FOR PRICING**





# 7661 N LINDBERGH BLVD

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