

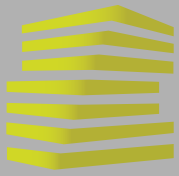
GROUND LEASE OPPORTUNITY

HAZELWOOD, MO

7661 NORTH LINDBERGH BOULEVARD

SITE





7661 N LINDBERGH BLVD

NEIGHBORHOOD VIBE

JOE LODES

KEVIN SHAPIRO

314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

314.818.1550 (OFFICE)
314.283.4691 (MOBILE)
Kevin@LocationCRE.com

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.

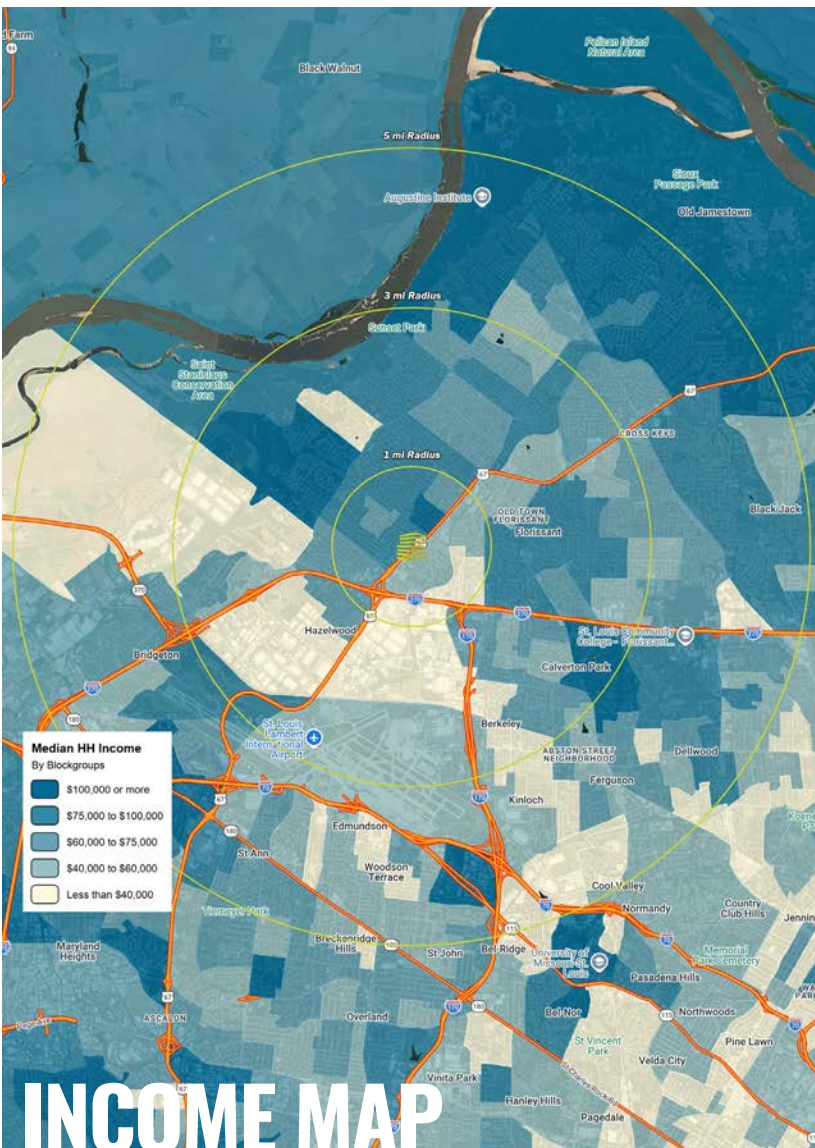
HAZELWOOD'S PRIMARY COMMERCIAL CORRIDORS ALONG LINDBERGH BOULEVARD (US-67), HOWDERSHELL ROAD, AND NORTH LINDBERGH FEATURE A MIX OF NATIONAL RETAILERS, RESTAURANTS, GROCERY, HOTELS, AND SERVICE-ORIENTED BUSINESSES THAT CATER TO BOTH RESIDENTS AND THE SURROUNDING WORKFORCE. ONGOING REINVESTMENT IN INFRASTRUCTURE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

DEMOGRAPHICS

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

AREA RETAIL | RESTAURANTS

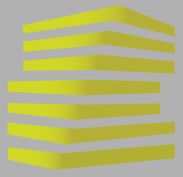


INCOME MAP



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



7661 N LINDBERGH BLVD

ZOOM AERIAL & DETAILS

JOE LODES

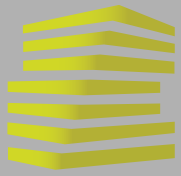
KEVIN SHAPIRO

314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

314.818.1550 (OFFICE)
314.283.4691 (MOBILE)
Kevin@LocationCRE.com



- **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

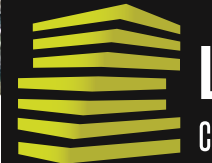
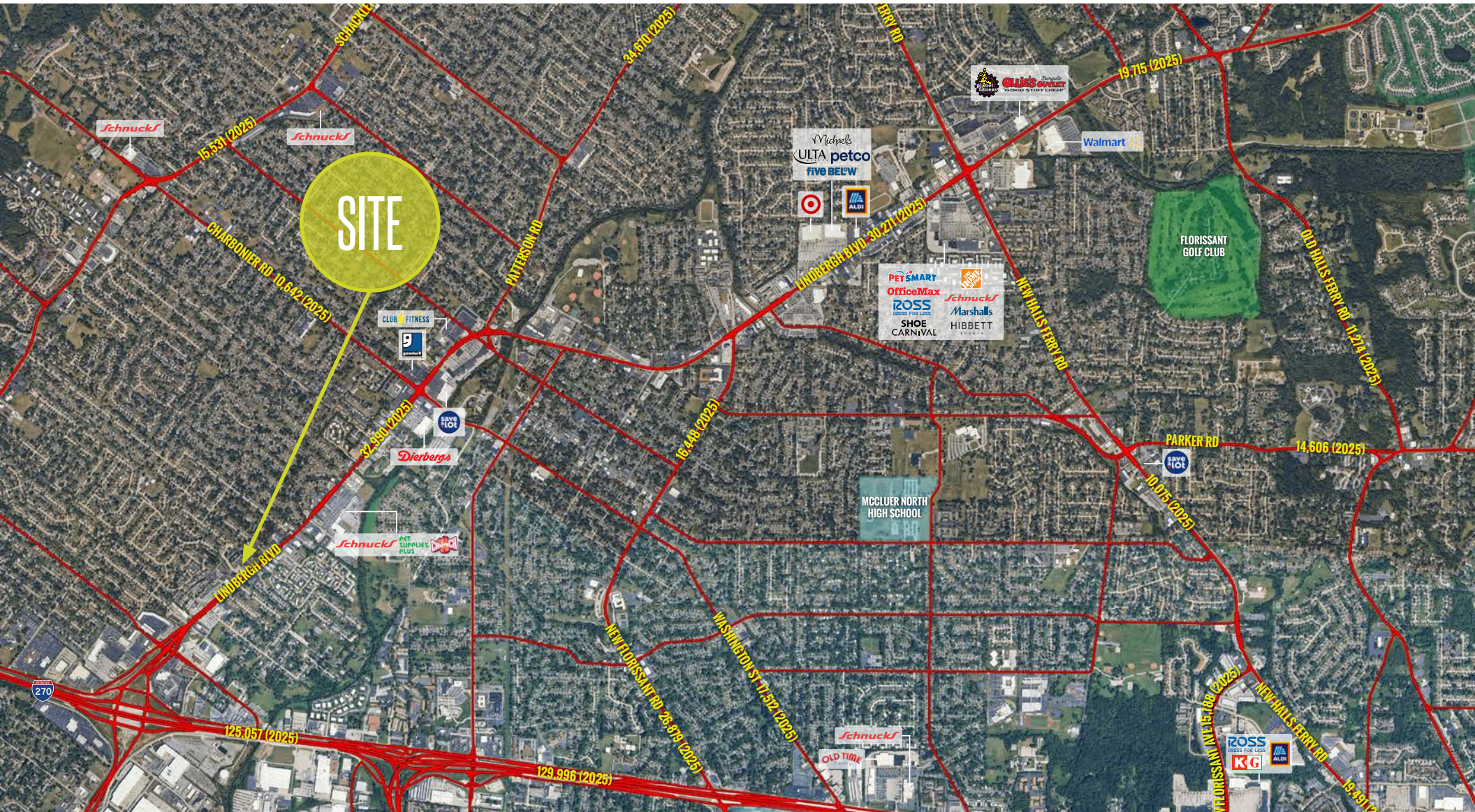
MARKET AERIAL & DETAILS

JOE LODES

KEVIN SHAPIRO

314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

314.818.1550 (OFFICE)
314.283.4691 (MOBILE)
Kevin@LocationCRE.com



LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.