



**LAWYERS
REALTY CO.,LLC**
REAL ESTATE SOLUTIONS

CAR WASH BUSINESS & REAL ESTATE FOR SALE

6101 & 6109 N. Lindbergh Blvd, Hazelwood, MO



PROPERTY HIGHLIGHTS

- ▶ Site consists of 62,000 +/- s.f. of land and two buildings 3,840 s.f. bldg. is main car wash tunnel, and; 3,095 s.f. separate building that is leased
- ▶ Second building leased and producing another revenue stream
- ▶ Successful carwash operation for decades and in the same family for generations
- ▶ Profitable full service carwash includes hand detailing. Financial information provided upon signed confidentiality agreement
- ▶ Easily converted to limited service tunnel & self vac operation
- ▶ Signalized intersection of N. Lindbergh Blvd (U.S. Hwy 67) and Fee Fee Hills Drive
- ▶ Located across Lindbergh from Aviator Business Park - a 155-acre development located on the site of the former Ford Hazelwood Assembly Plant. The business park, located within a State of Missouri Enhanced Enterprise Zone, houses commercial, industrial and warehousing tenants
- ▶ Located just south of I-270 (new interchange presently under construction and to be ready soon!) and in the heart of the St. Louis Lambert International Airport warehouse / distribution action with many major employers located nearby such as Boeing, Amazon, U. S. Post Office distribution facility, Mallinkrodt, Iron Mountain, St. Louis Lambert International Airport plus many more!

▶ **CONTACT AGENT FOR PRICING DETAILS**

CONTACT DETAILS:

David A. Wright
Chief Deal Officer
314-291-1200 Office
314-422-1689 Mobile
david@lawyersrealtyco.com

Zach Williams
314-749-0362 Mobile
zach@lawyersrealtyco.com



LAWYERS REALTY CO., LLC.
10121 Paget Drive
St. Louis, MO 63132
www.lawyersrealtyco.com



**LAWYERS
REALTY CO.,LLC**
REAL ESTATE SOLUTIONS

CAR WASH BUSINESS & REAL ESTATE FOR SALE

6101 & 6109 N. Lindbergh Blvd, Hazelwood, MO

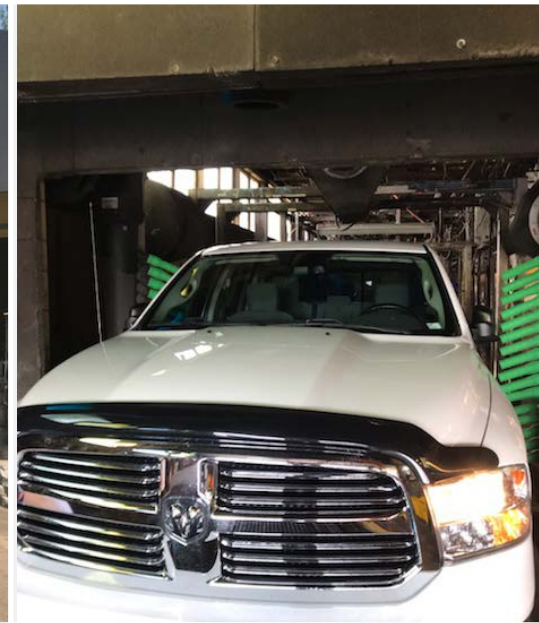




**LAWYERS
REALTY CO.,LLC**
REAL ESTATE SOLUTIONS

CAR WASH BUSINESS & REAL ESTATE FOR SALE

6101 & 6109 N. Lindbergh Blvd, Hazelwood, MO



- ▶ 62,000 +/- s.f. of land | 3,840 s.f. main car wash tunnel | 3,095 s.f. separate building that is leased
- ▶ Second building leased and producing another revenue stream
- ▶ Successful carwash operation for decades and in the same family for generations



CONTACT DETAILS:

David A. Wright
Chief Deal Officer
314-291-1200 Office
314-422-1689 Mobile
david@lawyersrealtyco.com

Zach Williams
314-749-0362 Mobile
zach@lawyersrealtyco.com



LAWYERS REALTY CO., LLC.
10121 Paget Drive
St. Louis, MO 63132
www.lawyersrealtyco.com



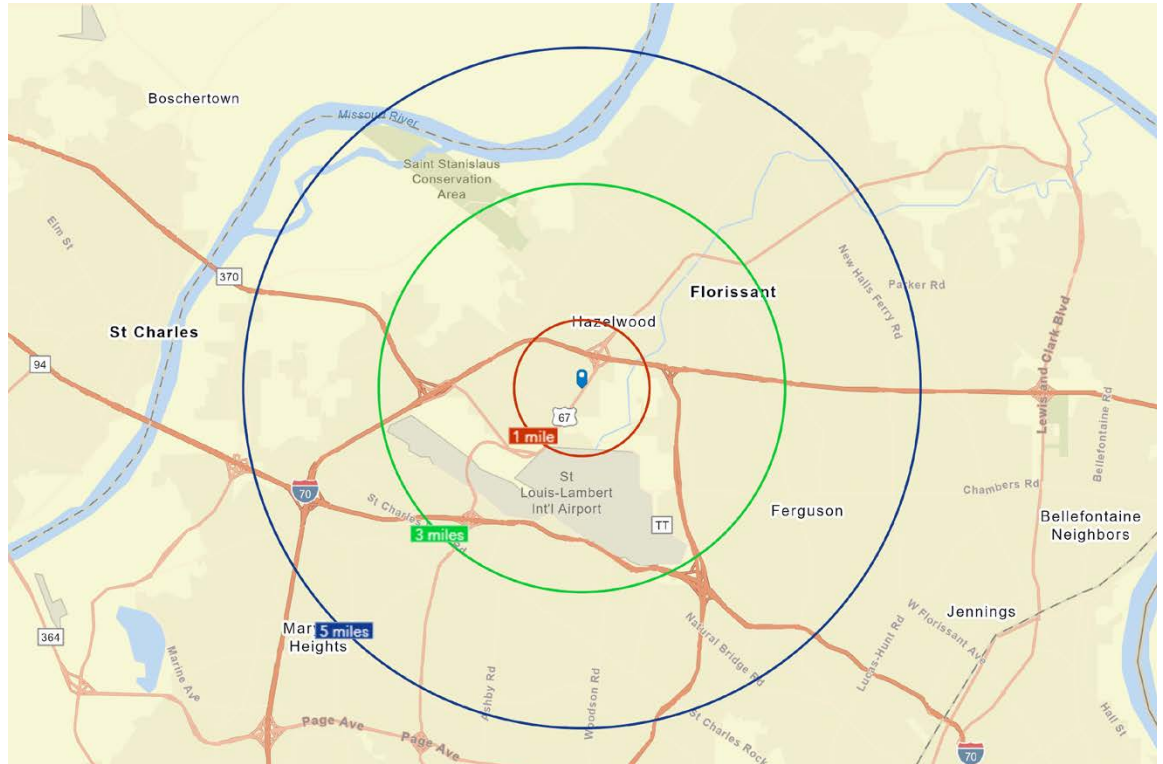
**LAWYERS
REALTY CO.,LLC**
REAL ESTATE SOLUTIONS

CAR WASH BUSINESS & REAL ESTATE FOR SALE

6101 & 6109 N. Lindbergh Blvd, Hazelwood, MO

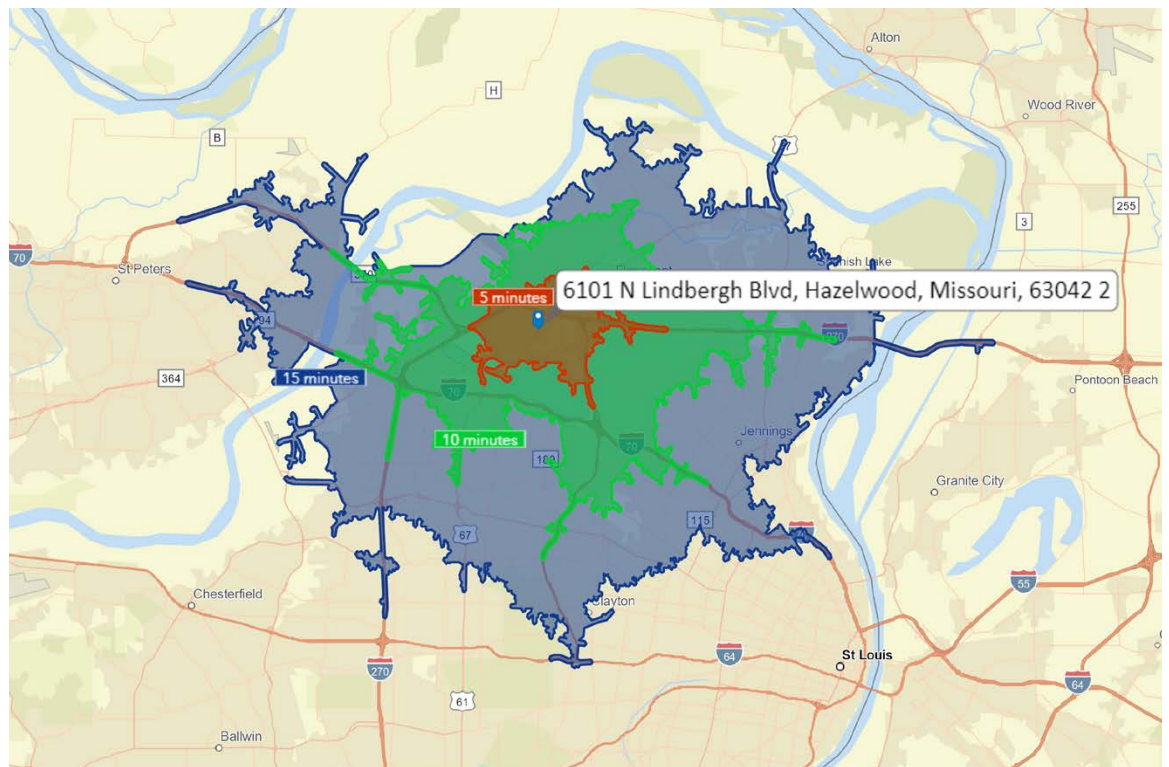
RADIUS MAP

- ▶ High density household and business population located nearby
- ▶ Across from Aviator Business Park - a 155-acre development, which houses commercial, industrial and warehousing tenants
- ▶ Within a 5 mile radius of Florissant, Ferguson and Maryland Heights



DRIVE TIME MAP

- ▶ South of I-270 (new interchange presently under construction and to be ready soon!)
- ▶ Located in the heart of the St. Louis Lambert International Airport warehouse / distribution action
- ▶ Major employers located nearby include Boeing, Amazon, U. S. Post Office distribution facility, Mallinkrodt, Iron Mountain, St. Louis Lambert International Airport plus many more!



David A. Wright, Chief Deal Officer
314-422-1689 Mobile
david@lawyersrealtyco.com

David A. Wright
314-749-0362 Mobile
zach@lawyersrealtyco.com



**LAWYERS
REALTY CO.,LLC**
REAL ESTATE SOLUTIONS

LAWYERS REALTY CO., LLC.
10121 Paget Drive, St. Louis, MO 63132
www.lawyersrealtyco.com



LAWYERS
REALTY CO.,LLC
REAL ESTATE SOLUTIONS

CAR WASH BUSINESS & REAL ESTATE FOR SALE

6101 & 6109 N. Lindbergh Blvd, Hazelwood, MO

RADIUS DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2020 Total Population	3,504	64,962	187,955
2020 Average Household Income	\$58,461	\$67,262	\$66,727
Number of Businesses	329	2,025	5,259
Number of Employees	6,136	32,319	88,663

DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
2020 Total Population	13,446	132,184	459,151
2020 Average Household Income	\$61,256	\$65,162	\$68,819
Number of Businesses	887	4,283	15,498
Number of Employees	15,778	69,956	277,911

CONTACT DETAILS:

David A. Wright
Chief Deal Officer
314-291-1200 Office
314-422-1689 Mobile
david@lawyersrealtyco.com

Zach Williams
314-749-0362 Mobile
zach@lawyersrealtyco.com



LAWYERS REALTY CO., LLC.
10121 Paget Drive
St. Louis, MO 63132
www.lawyersrealtyco.com