



6.5 Acres of Land Available



LAND AVAILABLE

4601 S Lindbergh | St. Louis, MO 63127



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**Contact Broker
for Pricing**

Property Highlights

- Rare Development Opportunity
- Immediately Adjacent to Sunset Ford
- All Utilities Available to Site
- Zoned C-1
- Desirable Sunset Hills Location
- Excellent Neighborhood Demographics
- Approximately 50,000 VPD



Dan Merlo, CCIM

Principal

(314) 270-5993

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Joel Meyer | SIOR

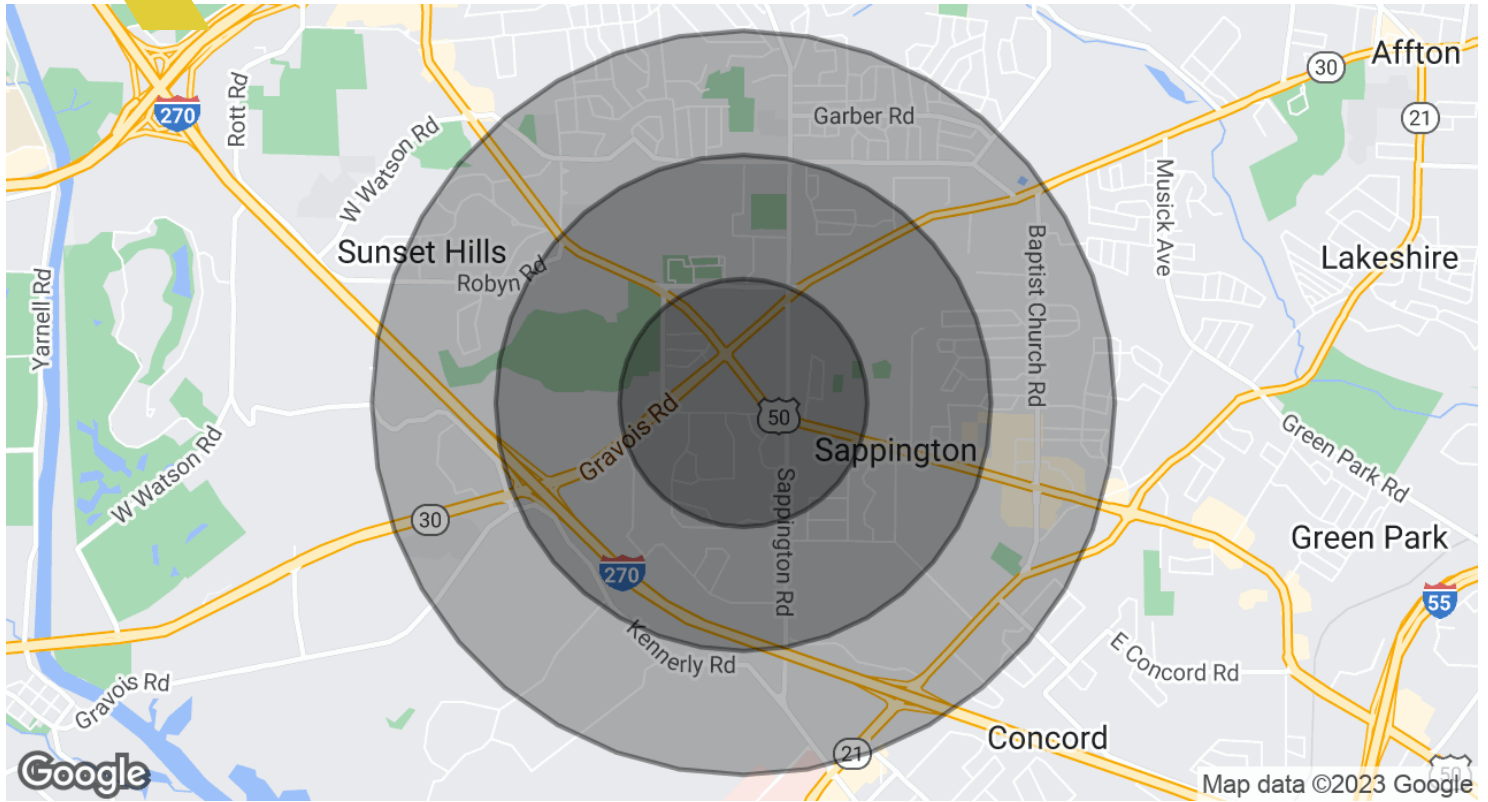
Principal

(314) 744-8992

jmeyer@intcre.com

Demographics Map & Report

4601 S Lindbergh



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,851	7,005	16,015
Average Age	44.1	44.3	45.2
Average Age (Male)	43.4	43.6	42.7
Average Age (Female)	46.1	46.2	47.5
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	831	3,074	7,053
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$94,029	\$102,070	\$100,460
Average House Value	\$225,300	\$256,816	\$275,669

* Demographic data derived from 2020 ACS - US Census