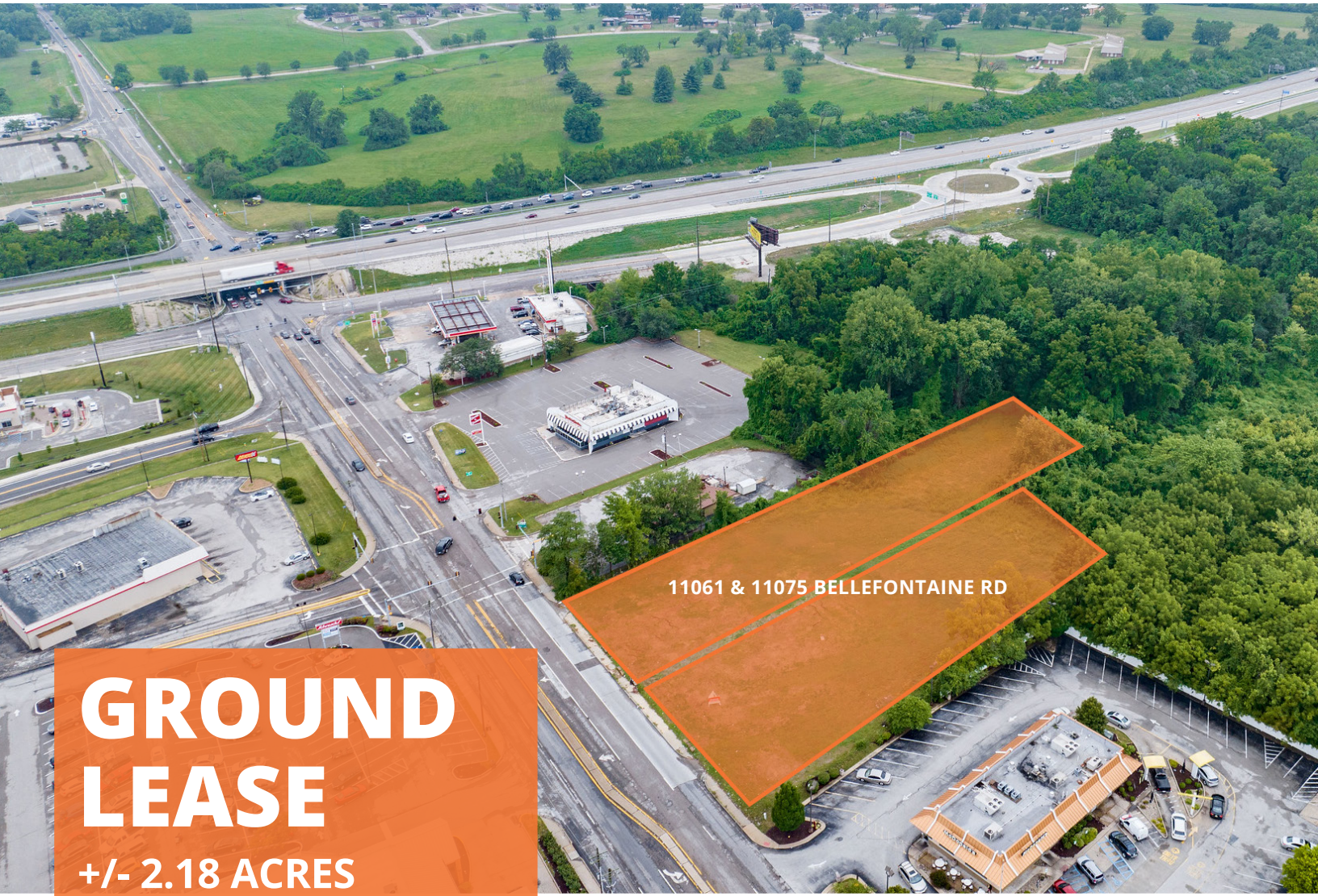




11061 & 11075 Bellefontaine Rd

UNINCORPORATED ST. LOUIS COUNTY | 63138



11061 & 11075 BELLEFONTAINE RD

GROUND LEASE

**+/- 2.18 ACRES
DEVELOPMENT
OPPORTUNITY**

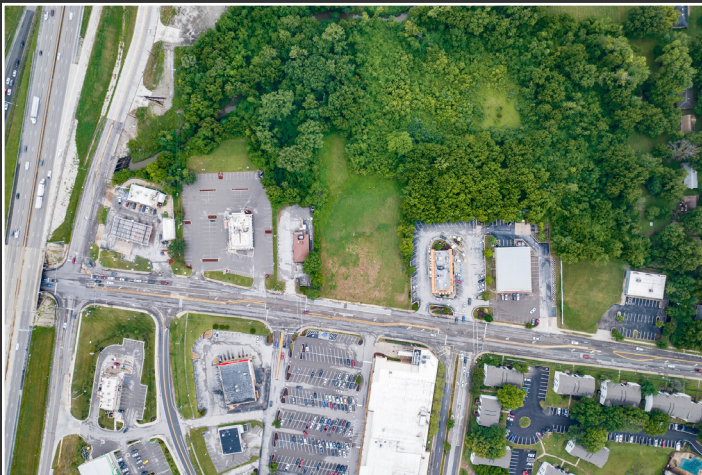
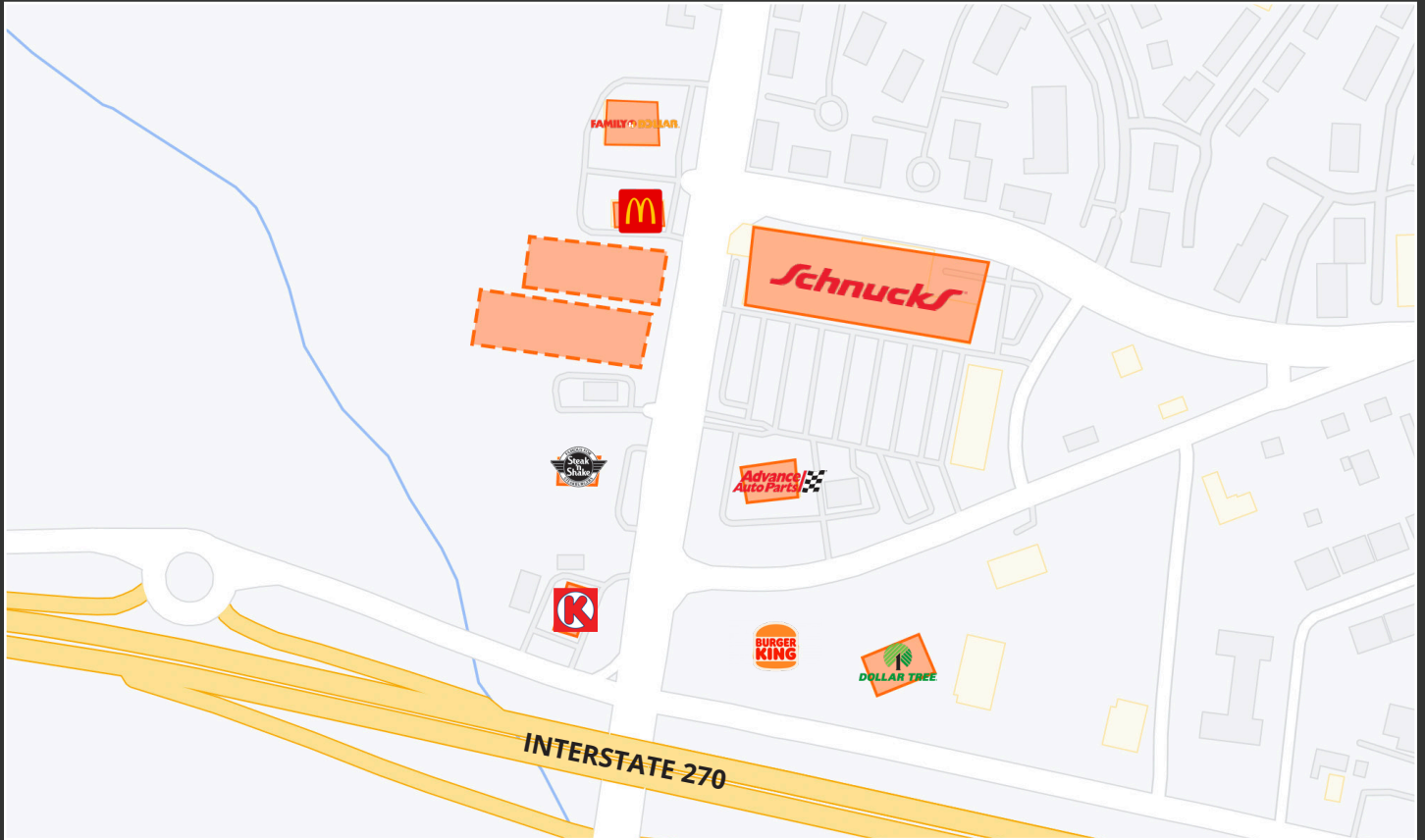
Offered for development, adjoining parcels totaling 2.18 acres. Excellent access to I-270, commercial zoning, 227' of frontage, visibility to over 120,000 VPD, and adjacent national tenant mix.

Ground lease is available for both parcels, but owner may subdivide.



JUSTIN STRÖHM, BROKER
(314) 814-6178
Justin.Strohm@CircaSTL.com

CIRCA PROPERTIES
(314) 352-5200
3353 ROGER PLACE ST. LOUIS, 63116
WWW.CIRCASTL.COM



No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.