

# INVESTMENT OPPORTUNITY

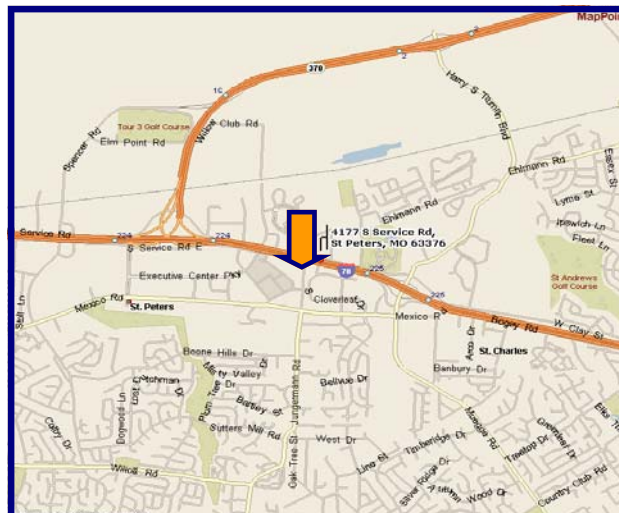
## FOR SALE

## \$1,300,000 (7% Cap)

### 4177 S. SERVICE ROAD (I-70 & Cave Springs) ST. PETERS, MO 63303



- ◆ 5,475 SF BUILDING ON A 56,336 SF LOT
- ◆ LONG TERM LEASE THROUGH 2011 (PONDEROSA)
- ◆ NATIONAL CORPORATE TENANT
- ◆ PROVEN AND SUCCESSFUL LOCATION IN THE HEART OF ONE OF THE FASTEST GROWING COUNTIES IN THE COUNTRY!



#### DEMOGRAPHICS

	3 Mile	5 Mile
Population	70,774	158,799
Avg. Income	\$77,092	\$74,014

#### TRAFFIC COUNT

120,000+/- ADT (2003)

For more information

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