

### M0800: St. Louis County, MO - Midamerica Lane I-55 & Butler Hill Rd - Butler Hill Crossing



Neighboring Businesses: Holiday Inn Express, Hampton Inn & Suites, Popeyes Louisiana Kitchen, First Missouri Credit Union, Mercy Family Medicine, Siteman Cancer Center, St. Louis Children's Hospital/Washington University

# **Property Overview & Info**

- Excellent sites highly visible from I-55 conveniently accessible from Exit 195
   Butler Hill & Lemay Ferry Roads
- Signalized Entrance
- Lot Size: From 0.83 AC 4.5 AC (lot size may be modified to suit end user)
- Water: Missouri-American Water Company
- Sewer: MSD
- Electric: Ameren Missouri
- · Gas: Laclede Gas
- Zoning: Commercial C4 & C8
- Daily Traffic Counts:
  - Interstate 55 near Butler Hill Rd (2022) 142,232
  - Butler Hill Rd (East of I-55) (2017) 23,190

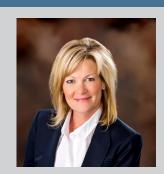
## **Community Data** (Mehlville, Oakville, Concord)

- Population (2020): 82,924
- Households (2018-2022): 34,637
- Median Household Income (2022): \$83,173 (avg)
- Median Property Value (2022): \$246,667 (avg)

## **Prime Location**

0.83 - 4.5 acres I-55 & Butler Hill Road Exit 195

### **Contact**



**Diane Drury Janet**Midamerica Hotels Corporation
diane.drury@midamcorp.com
(573) 334-0546 x215