



**CUSHMAN &
WAKEFIELD**

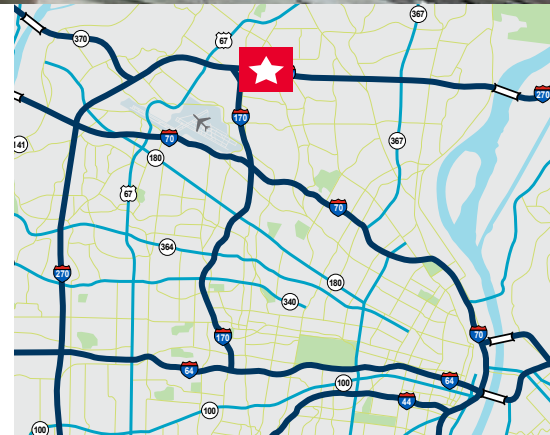
**0.67 Acre site/Auto service building
1125 Dunn Road | Florissant, MO 63031**



0.67 Acre site/Existing auto service building 1,815 SF

Property Highlights

- Excellent visibility from I-270 located adjacent to CVS Pharmacy
- 1,815 SF existing auto service building on 0.67 acres
- Located at the northeast corner of S. New Florissant Rd. & Dunn Rd.
- High traffic counts with over 139,000 VPD on I-270, over 22,500 VPD on S. New Florissant Rd. and over 13,000 VPD on Dunn Rd.
- **Sales Pricing: \$250,000**



Demographics

	1 Mile	3 Miles	5 Miles
Population	14,181	97,058	234,759
Households	5,579	38,520	92,973
Average HH Income	\$71,437	\$65,233	\$65,047

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