

PAD OPPORTUNITY



2701 HIGH RIDGE BLVD.

High Ridge, MO 63049

- Outstanding pad opportunity in High Ridge, MO
- 1.2 Acres
- Located at signalized intersection
- Hard corner, located at the entrance to a Walmart Supercenter
- Great visibility from Gravois and High Ridge Blvd.
- 18,200 VPD on Gravois
- Surrounding retailers include: Walmart, Walgreens, Aldi, Wendys, McDonalds, Taco Bell

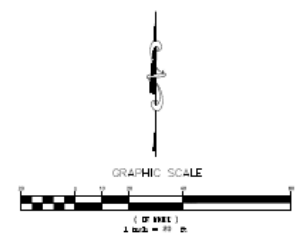
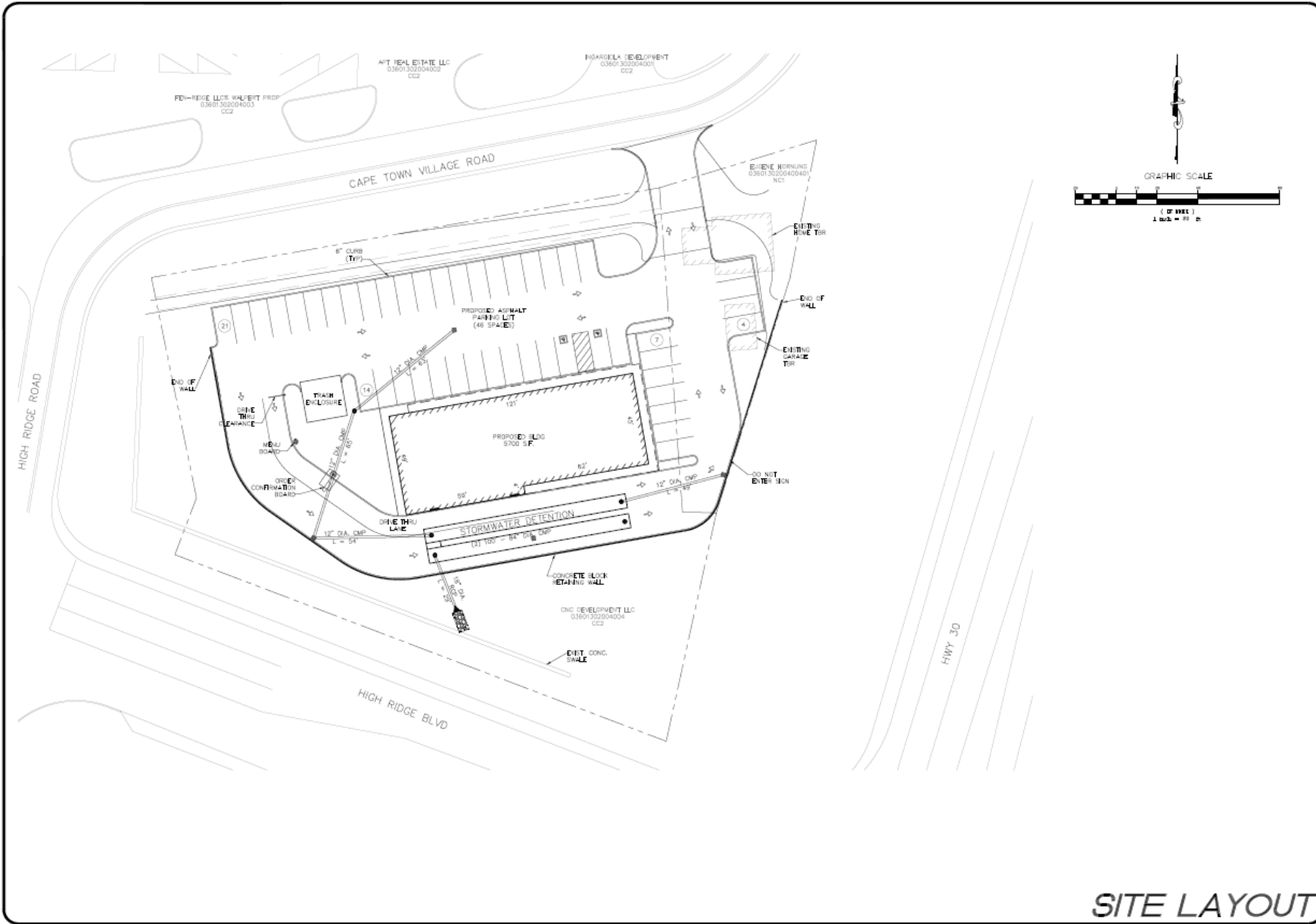


FOR MORE INFORMATION

Nick Bahn

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314.322.2020





DATE	
REVISION	
OWNER	CNC DEVELOPMENT LLC NICK HOPKINS 2923 HIGHWAY 67 FESTUS, MISSOURI 63028 (636) 897-2400
SCALE	AS SHOWN
DESIGNED BY	VonArx Engineering 11518 WILSON BLVD. SUITE 100 ST. LOUIS, MISSOURI 63143 PH: 314.849.6047 WWW.VONARXENGINEERING.COM
PROJECT	CNC DEVELOPMENT LLC RESTAURANT FEASIBILITY STUDY 2754 CAPE TOWN VILLAGE ROAD HIGH RIDGE, MISSOURI 63049
ISSUE DATE	03/15/2017
SCALE	NOTED
Job Number	14851
Sheet Number	C2

SITE LAYOUT



SITE

High Ridge Blvd.

18,200 VPD

Gravois

US bank

Pizza Hut

Walgreens

ALDI

F&M
Farmers & Merchants Bank

Wendy's

McDonald's

Eagle Bank
of Missouri

MURPHY EXPRESS

Walmart

TACO BELL

Mercy GoHealth URGENT CARE

T-Mobile

TIMBER RIDGE DENTISTRY

SUPERCUTS

Clarkson Eyecare

at&t

DOLLAR GENERAL
Save time. Save money. Every day!

Auto Parts