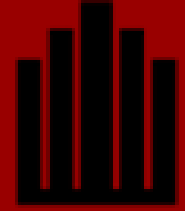


4502 Old Lemay Ferry Rd · Arnold, MO 63052

FOR SALE: \$15/SF

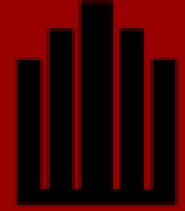




PROPERTY FEATURES

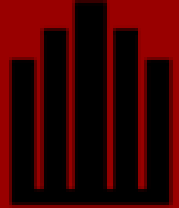
- 1.86-acre corner lot at the signalized intersection of Vogel Road and Old Lemay Ferry Road
- Located just west of the I-55 and Richardson Road exit
- Directly across from the future Express Mart c-store (under construction)
- Situated at the entrance of Bella Terra, a new residential community by McBride Homes
- Surrounded by national retailers including Target, Home Depot, Schnucks, Walgreens, McDonald's, and more
- Zoning: CC-2 (Commercial)
- All utilities available at the site





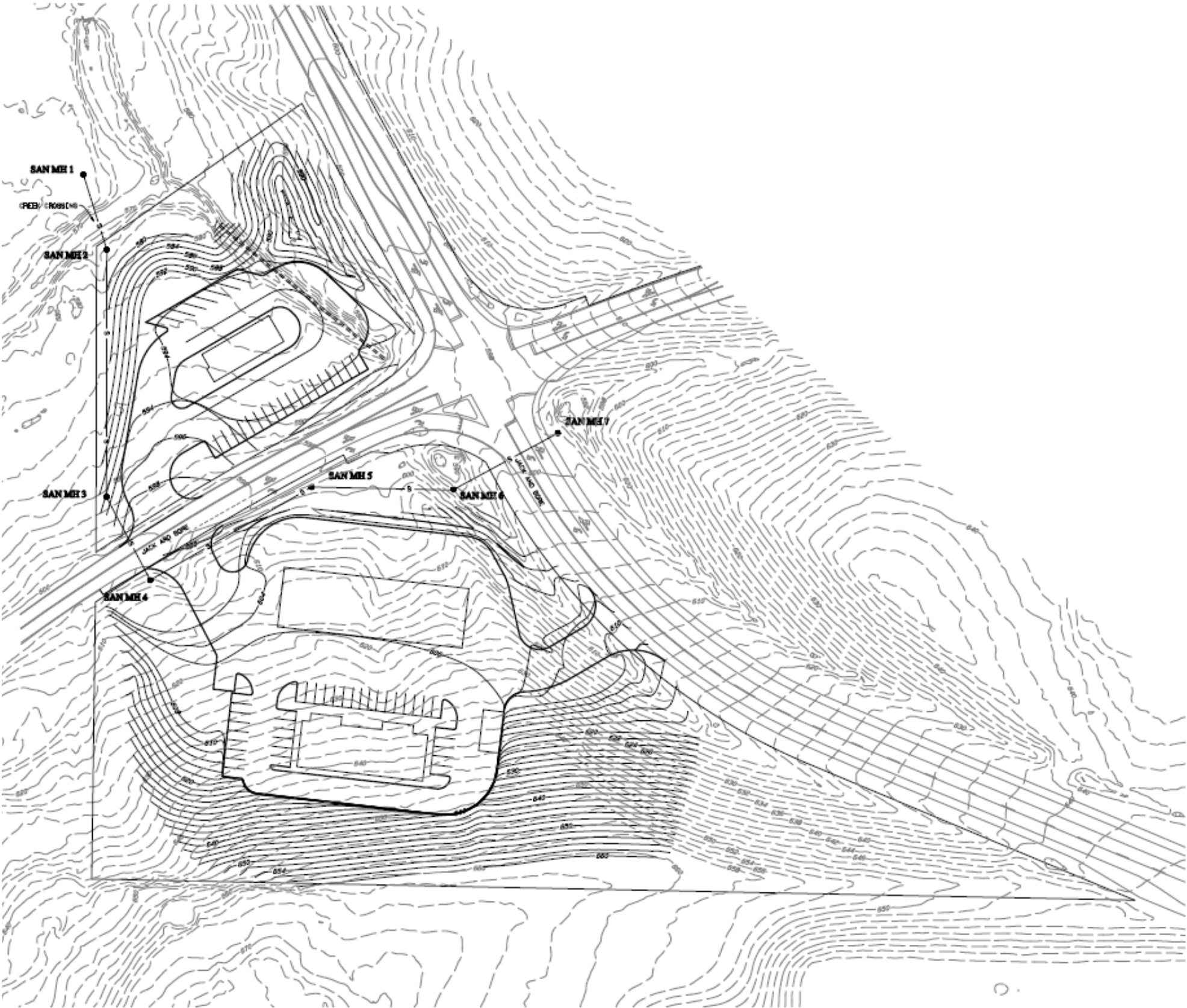
4502 Old Lemay Ferry Rd · Arnold, MO 63052





4502 Old Lemay Ferry Rd · Arnold, MO 63052

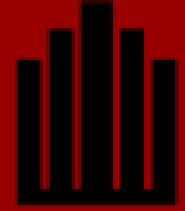
PRELIMINARY SITE PLAN





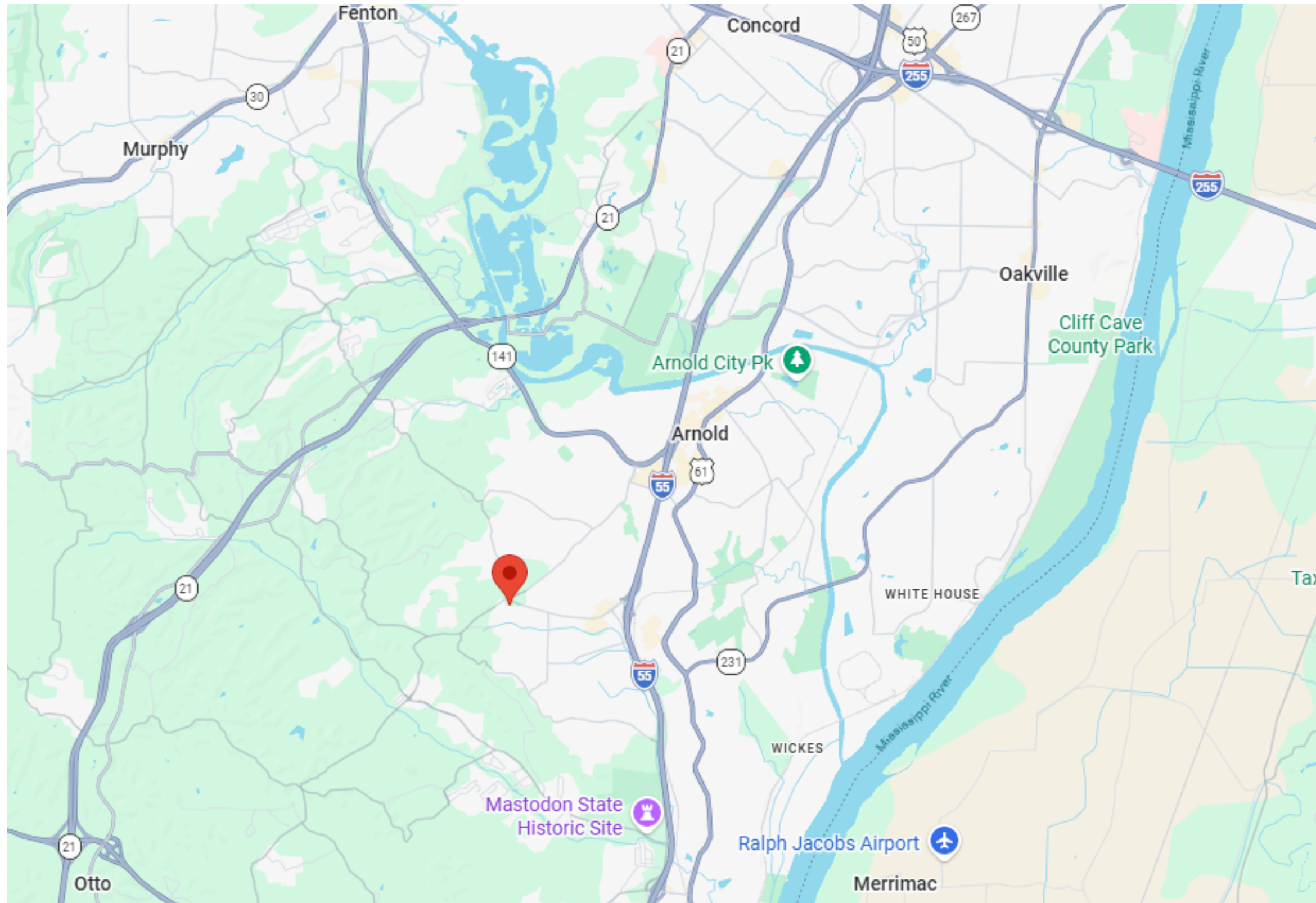
4502 Old Lemay Ferry Rd · Arnold, MO 63052





4502 Old Lemay Ferry Rd · Arnold, MO 63052

LOCATION



Steve Bahn

Office: 314.849.5858

Cell: 314.503.7601

Steve@bahnrealty.com

Brian McCune

Office: 314.849.5858

Cell: 314.276.5493

Brian@bahnrealty.com

