



4174 Cypress Rd

St. Ann, MO 63074 · 3.17 Acres · 10,172 SF · 3 Buildings

FOR SALE | \$1,490,000



Property Highlights

1

Cypress Rd Frontage

Direct frontage on Cypress Rd with pylon signage and a gated drive entrance

2

Airport Proximity

Less than 1 mile from St. Louis Lambert International Airport

3

Regional Access

Close proximity to Hwy 70, St. Charles Rock Rd and Lindbergh Blvd

4

Flexible Uses

Ideal for retail, office, service businesses and more; C1 commercial zoning

5

Secure, Paved Lot

Fully paved and fenced with automatic gate system; room for 250+ vehicles

6

Multiple Buildings

Three vacant buildings totaling 10,172 SF for multiple business uses on one property

Property Overview



Address	4174 Cypress Rd, St. Ann, MO 63074
Total Acreage	3.17 Acres (4 parcels total)
Total Building SF	10,172 SF between 3 buildings
Lot	Fully paved & fenced; automatic gate system
Parking	Room for 250+ vehicles
Zoning	C1 (Commercial)
Frontage	Cypress Rd

BUILDING SUMMARY

Bldg	Description	Building SF	Status
1	Retail/Office building*	3,072 SF*	VACANT
2	Service/Carwash building	2,300 SF	VACANT
3	Two-level Retail/Shop building	4,800 SF	VACANT
	Total	10,172 SF	

*Retail/Office Building #1 has an additional 2,263 SF canopy.



Building Photos



Aerial & Access



I-70

Interchange Just North on Cypress Rd

±1 Mile

to STL Lambert Int'l Airport

250+

Vehicle Parking Capacity

Trade Aerial



Trade Area Profile



Location

Proximity & Access

- Less than 1 mile from St. Louis Lambert International Airport, Missouri's busiest airport
- Quick access to I-70, St. Charles Rock Rd and Lindbergh Blvd

Demographics

Dense & Established

- 66,000+ residents within 3 miles and 180,000+ within 5 miles
- Established St. Ann neighborhoods surround the site

Employment

Airport Economy

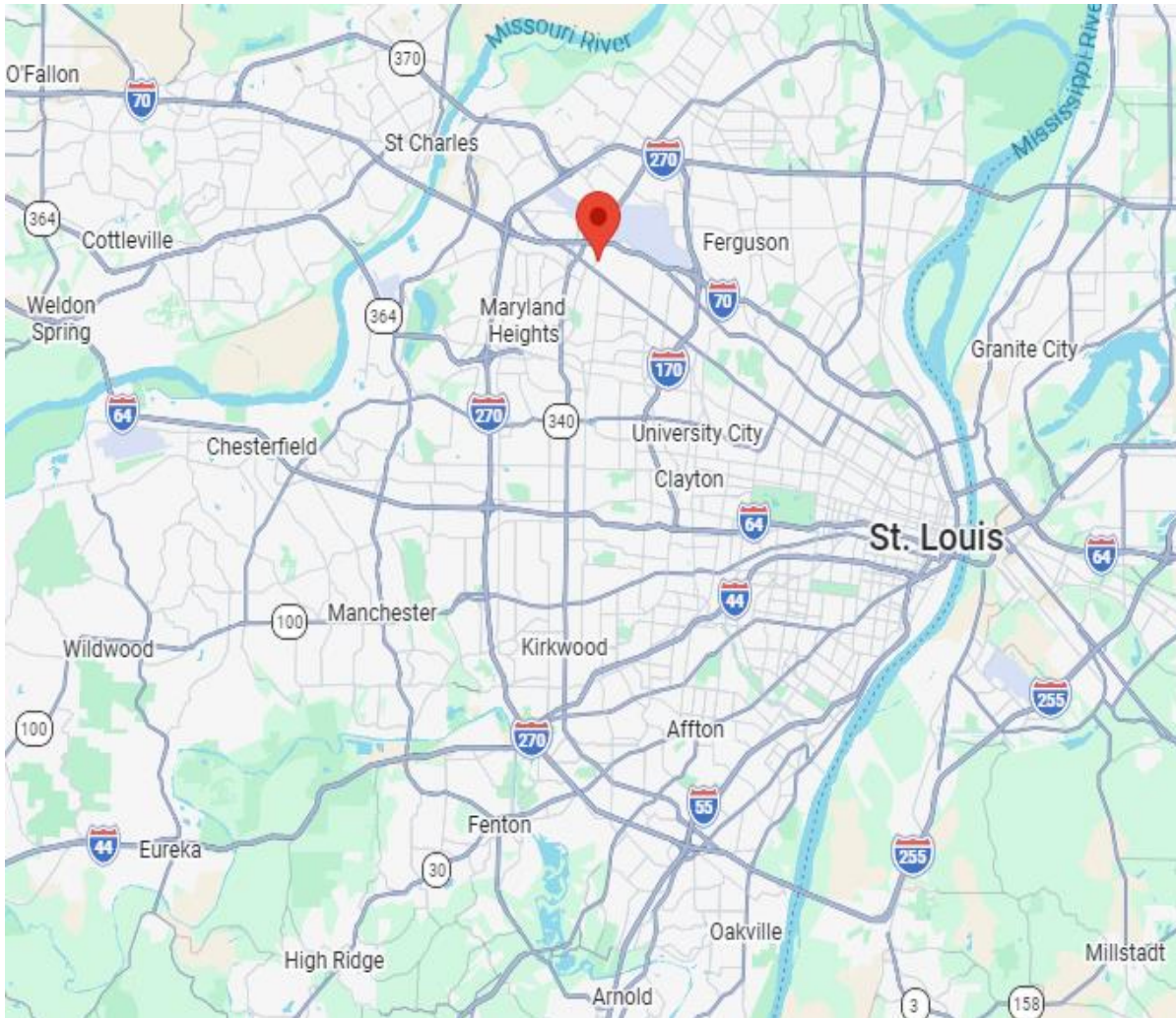
- Airport, rental car and logistics operations anchor area employment
- Boeing's St. Louis campus sits on the north side of Lambert

The Site

Flexible & Secure

- Three vacant buildings totaling 10,172 SF on 3.17 acres
- C1 zoning supports retail, office and service uses

Location & Contact



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