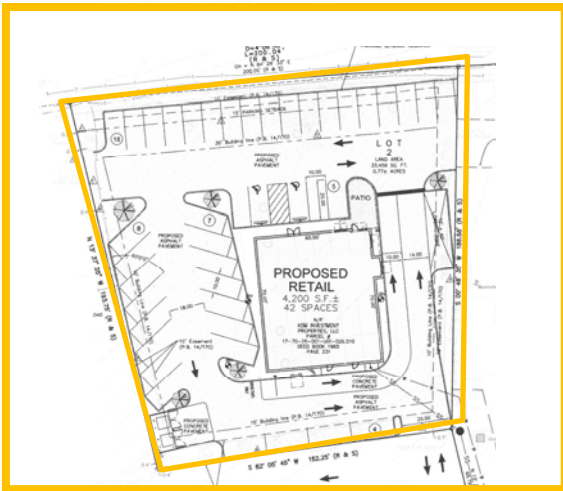




GREWE
BROKERAGE &
DEVELOPMENT, LLC

NEW DEVELOPMENT 1 FRONT STREET TROY, MO 63379



Contact Information:
Kyle Lenzen
314.600.2351

1 Front Street

Brand new development opportunity located in the heart of Troy's retail corridor. This .75 acre parcel is being offered as a ground lease opportunity or property owner will consider developing a strip center which will have drive thru capability. The site has cross access to traffic signal located at the intersection of Hwy 47 and Front Street and is in the middle of several national big box and small shop retailers. Site has unmatched visibility from Hwy 47.

Surrounding Tenants Include :



E State Hwy 47 & Front Street Troy, MO

[DEMOGRAPHICS]

1-Mile Radius | 3-Mile Radius | 5-Mile Radius

Med. Household Income	\$50,994	\$52,289	\$56,365
Total Population	3,787	13,491	23,367
Daytime Employment	3,414	7,347	9,159

[AVERAGE DAILY TRAFFIC]

E Hwy 47	21,919
Interstate 61	27,803



GOOD NEWS FOR PEOPLE ON THE GROW.

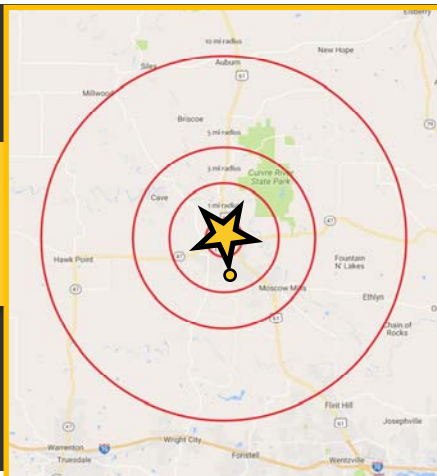
G.J. Grewe Brokerage & Development LLC 9109 Watson Rd., 4th Floor, St. Louis, MO 63126

www.gjgrewe.com



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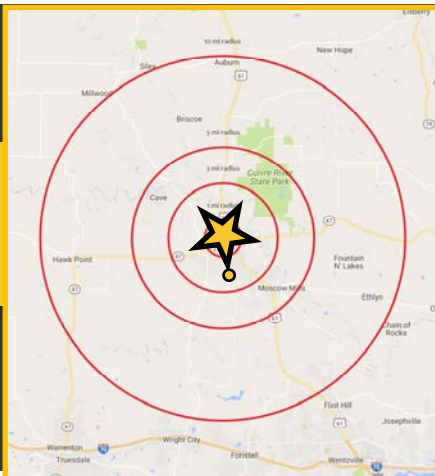
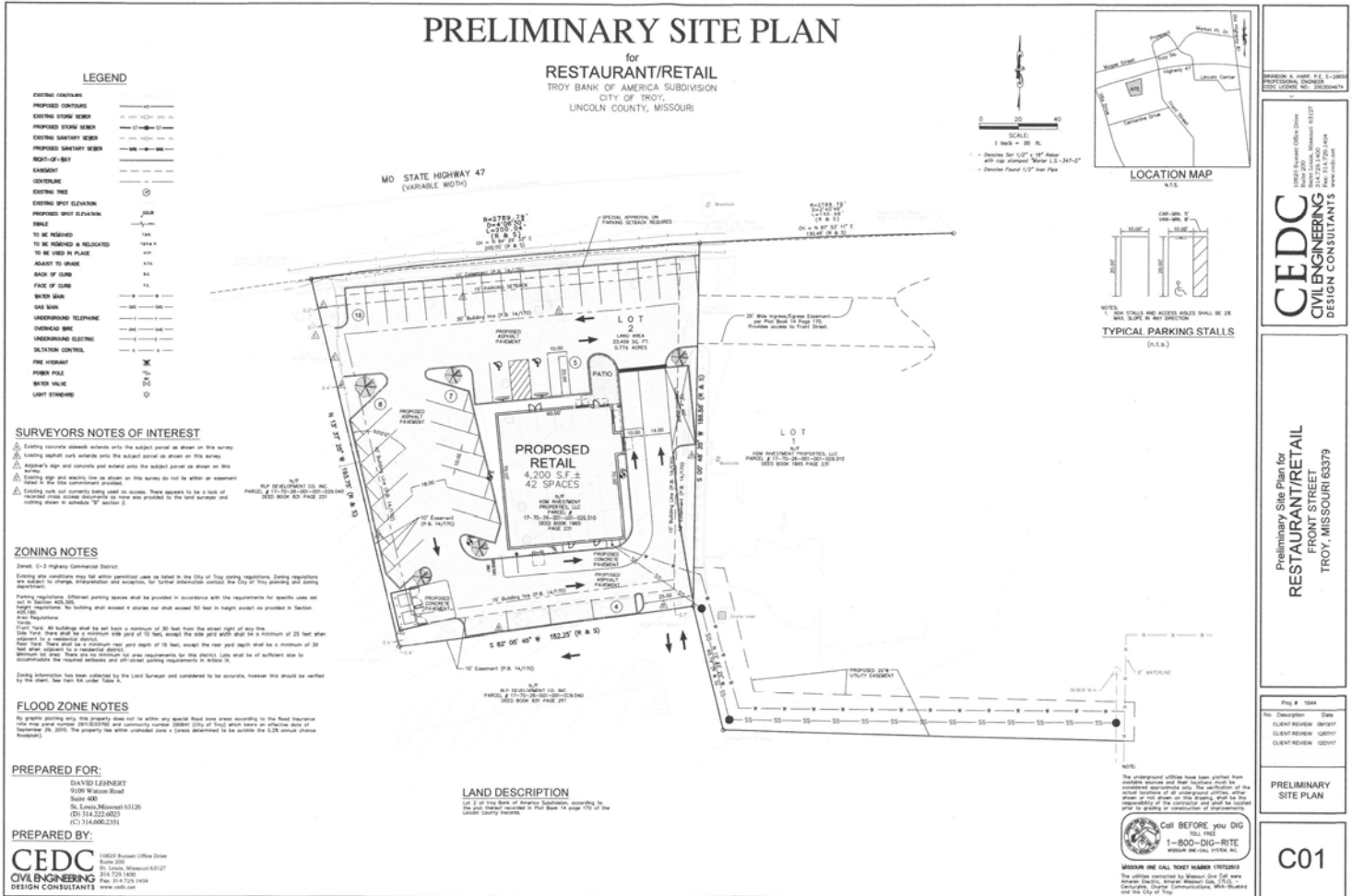
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