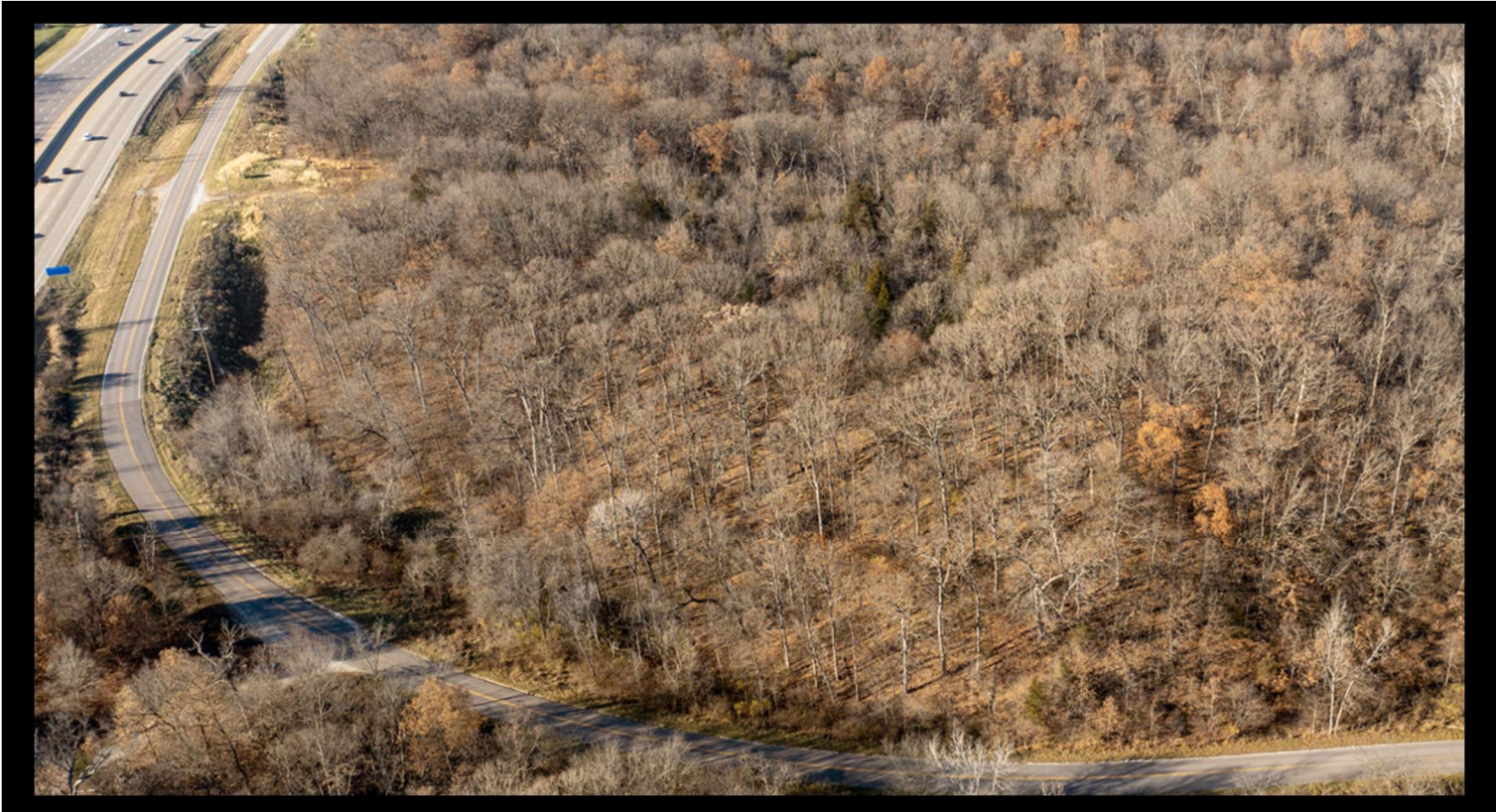


# WOLFRUM ROAD – SPACE AVAILABLE



## PROPERTY DEMOGRAPHICS

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
<b>Population:</b>	25,326	80,715	414,880
<b>Households:</b>	9,108	28,062	158,692
<b>Avg HH Inc:</b>	\$145,127	\$148,776	\$133,404
<b>Traffic Counts:</b>	Annual Average Daily Traffic (AADT)		
HWY 40: 91,237	Wolfrum Rd: 3,100		

## PROPERTY HIGHLIGHTS

- 16.3 TOTAL ACRES
- LOCATED JUST ACROSS THE MISSOURI RIVER AT THE WELDON SPRINGS EXIT OVERLOOKING HWY 40.
- AVAILABLE FOR SALE OR BUILD TO SUIT
- CONTACT BROKER FOR PRICING

## CONTACT INFORMATION

### Contact

**Reed Montgomery**

(314) 968-6840 (office)

(314) 616-0727 (cell)

[rmontgomery@monpromgt.com](mailto:rmontgomery@monpromgt.com)

**Andrew Montgomery**

(314) 957-4077 (office)

(314) 779-8889 (cell)

[andrew.montgomery@montgomeryig.net](mailto:andrew.montgomery@montgomeryig.net)



The information contained herein has been given to us by reliable sources. All information should be verified prior to lease.

13303 Manchester Rd. St. Louis, MO. 63131