

RETAIL PROPERTY FOR SALE

8601 Natural Bridge

SAINT LOUIS, MO 63121



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RETAIL PROPERTY FOR SALE
8601 NATURAL BRIDGE, SAINT LOUIS, MO 63121

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$220,000
Lot Size:	0.23 Acres
Year Built:	1948
Building Size:	2,486
Renovated:	1990
Zoning:	F
Municipality:	Bel-Nor
Submarket:	North St. Louis
Traffic Count:	14,448
Price / SF:	\$88.50

PROPERTY OVERVIEW

Located at the signalized intersection of Natural Bridge and N. Hanley Roads in the City of Bel-Nor in North St. Louis County. This site offers excellent visibility, signage opportunities, and access. The current use is automotive however this property also creates an opportunity for redevelopment. 8601 Natural Bridge is 2,486 SF and features finished office space as well as 3 automotive bays.

LOCATION OVERVIEW

The City of Bel-Nor is a northwestern suburban city of St. Louis in St. Louis County, Missouri. Bel-Nor is just minutes from I-170 and I-70, Lambert International Airport, the University of Missouri Saint Louis campus and many businesses and restaurants.

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PROPERTY DETAILS

SALE PRICE

\$220,000

LOCATION INFORMATION

Building Name	8601 Natural Bridge
Street Address	8601 Natural Bridge
City, State, Zip	Saint Louis, MO 63121
County/Township	Saint Louis
Municipality	Bel-Nor
Submarket	North St. Louis
Cross Streets	Natural Bridge & N. Hanley
Signal Intersection	Yes
Nearest Highway	I-170, I-70, I-270
Nearest Airport	Lambert St. Louis International Airport

BUILDING INFORMATION

Building Size	2,486 SF
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Year Built	1948
Free Standing	Yes
Number Of Buildings	1
Signage	Building

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	F
Lot Size	0.23 Acres
APN#	14J-52-1105
Corner Property	yes
Traffic Count	14,448
Traffic Count Street	Natural Bridge

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

OPERATING EXPENSES

Taxes	\$5,373.88
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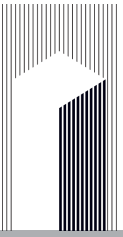
REDEVELOPMENT/ASSEMBLAGE OPPORTUNITY



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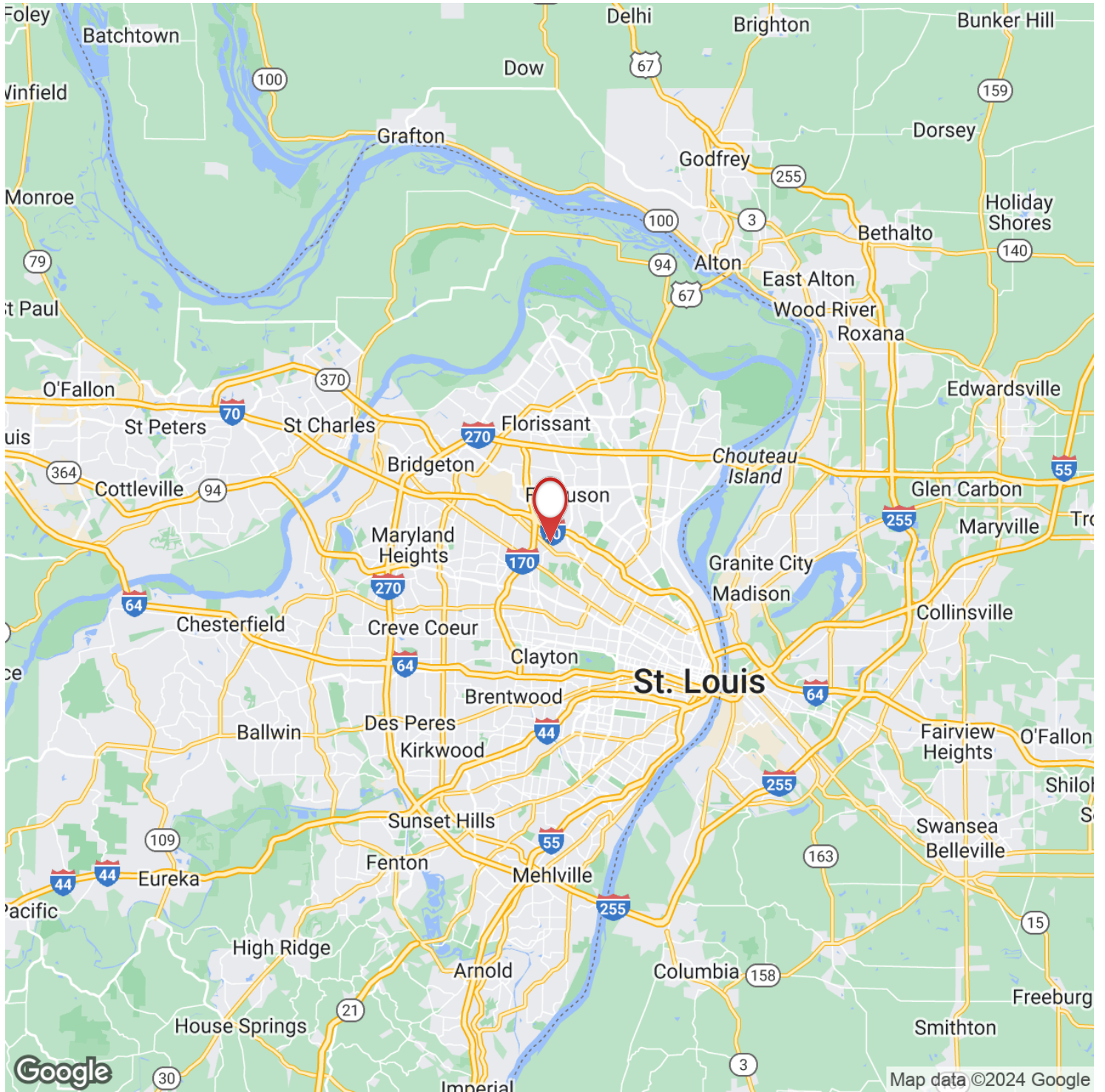
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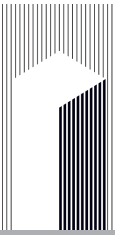
REGIONAL MAP



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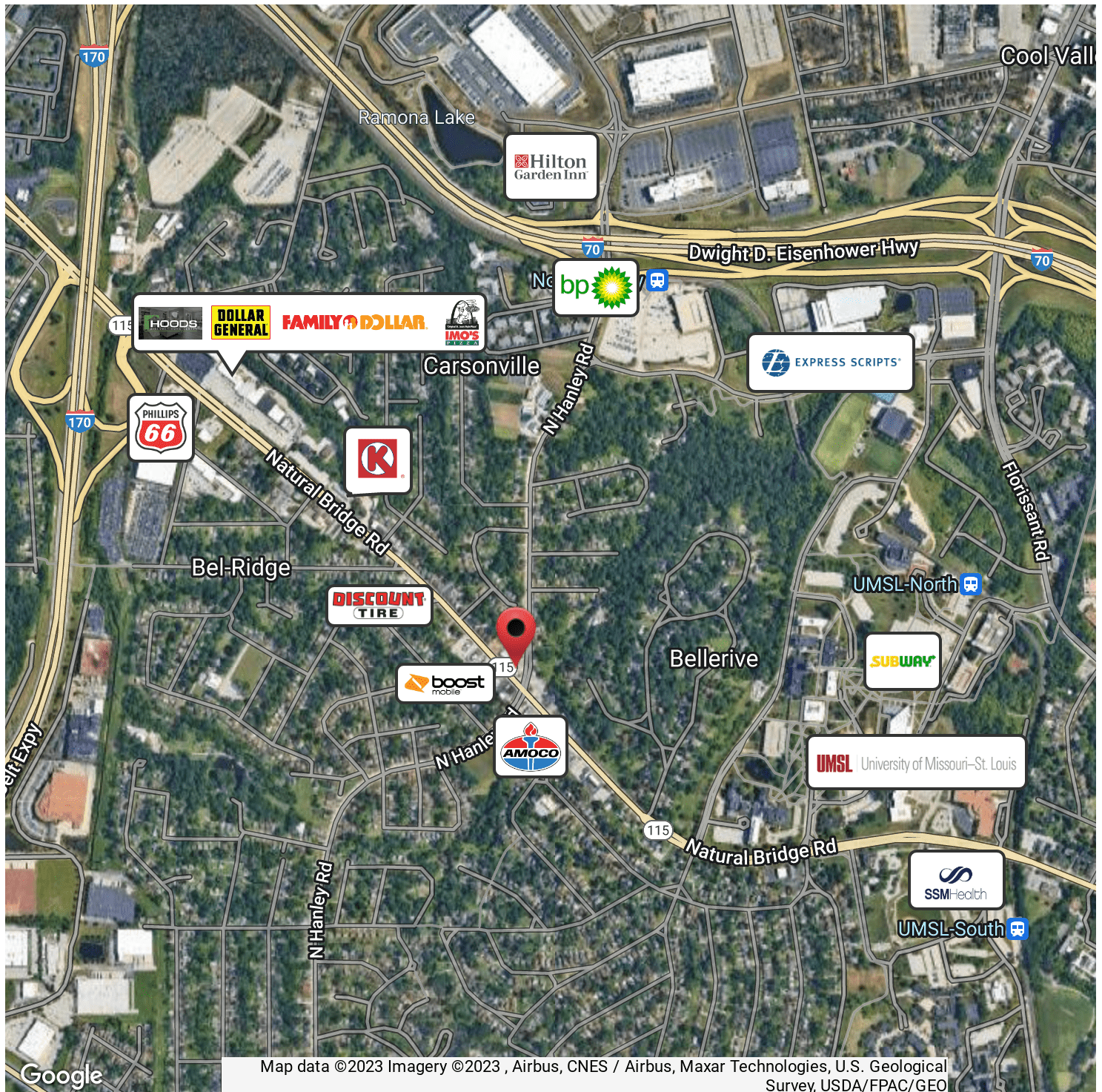
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RETAILER MAP



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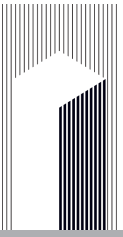
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This map illustrates the St. Louis area divided into three concentric regions based on travel time from a central point in the city. The innermost region, colored orange, is labeled '5 minutes'. The middle region, colored green, is labeled '10 minutes'. The outermost region, colored blue, is labeled '15 minutes'. The map shows major highways including I-44, I-55, I-64, and I-270, as well as various cities and towns such as St. Louis, Florissant, Spanish Lake, Chesterfield, and Ballwin. The Mississippi River is also visible on the right side of the map.

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DEMOGRAPHIC OVERVIEW - 3 MILES

Key Facts

8601 Natural Bridge Rd, Saint Louis, Missouri, 63121
Ring of 3 miles

KEY FACTS

89,736

Population

37.4

Median Age

2.4

Average
Household Size

\$43,320

Median Household
Income

EDUCATION

11%

No High School
Diploma



37%

High School
Graduate



33%

Some College



19%

Bachelor's/Grad/Pr
of Degree

BUSINESS



2,430

Total Businesses



46,683

Total Employees

EMPLOYMENT



49.8%

White Collar



26.1%

Blue Collar



24.1%

Services

8.1%

Unemployment
Rate

INCOME



\$43,320

Median Household
Income



\$24,590

Per Capita Income



\$39,269

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$200,000+ (1.6%)

Indicator ▲	Value	Diff	
<\$15,000	15.7%	+8.6%	
\$15,000 - \$24,999	12.4%	+5.6%	
\$25,000 - \$34,999	11.6%	+4.8%	
\$35,000 - \$49,999	16.2%	+5.5%	
\$50,000 - \$74,999	19.8%	+2.9%	
\$75,000 - \$99,999	11.6%	-1.3%	
\$100,000 - \$149,999	9.2%	-8.5%	
\$150,000 - \$199,999	2.0%	-7.0%	
\$200,000+	1.6%	-10.5%	

Bars show deviation from

St. Louis County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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