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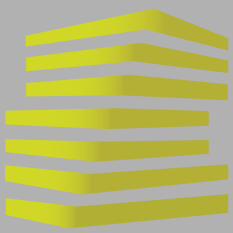
HOWDERSHELL RD

HOWDERSHELL RD & DUNN RD

HAZELWOOD, MO



LOCATION.
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6050 HOWDERSHELL RD

NEIGHBORHOOD VIBE

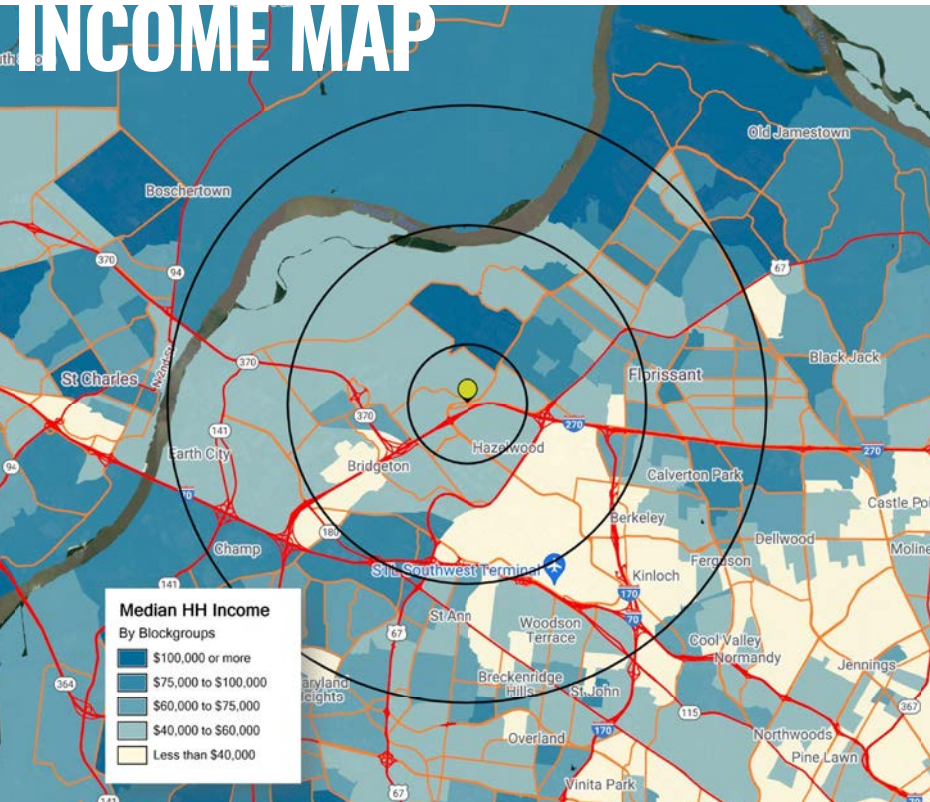
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INCOME MAP



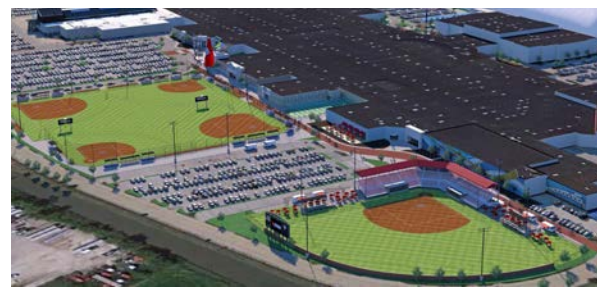
The City of Hazelwood was originally incorporated as the Village of Hazelwood, on September 7, 1949. However, this area of the Florissant Valley has a proud and rich heritage dating back to Indian settlements in 4000 B.C. French explorers were the first to venture into the area in the late 1600's, with the French being the first to settle in the region and the Spanish settlers in the late 1700's. In 1797 a wagon train of American settlers made their way to the area from Virginia, Kentucky and the Deep South.

When industry and business began locating in the valley, the city of Florissant tried to annex what is now Hazelwood. However, a group of determined farmers did not want that to happen and banded together in 1944 to fight the annexation. Although the "battle" seemed a mismatch, the farmers won and on September 26, 1949, The Village of Hazelwood Board of Trustees met for the first time in the Elm Grove Schoolhouse now known as the little red schoolhouse.

Hazelwood has grown substantially since then and an election for Home Rule by Charter was held and passed overwhelmingly in October 1969. Today, Hazelwood is one of the largest cities in St. Louis County and home to nearly 27,000 residents and more than 1,000 businesses, including 12 Fortune 500 companies, six Fortune 1,000 companies and 10 corporate headquarters.

2020 DEMOGRAPHICS

POPULATION	HOUSEHOLD	AVG HH INCOME	1 MILE	3 MILES	5 MILES
			6,842	43,368	148,061
			3,316	19,303	62,863
			\$62,542	\$72,884	\$70,360



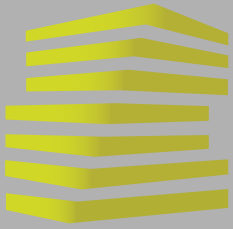
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ZOOM AERIAL & DETAILS

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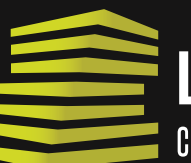
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- 3,806 SF RESTAURANT SPACE WITH DRIVE-THRU ON 1.53 ACRES
- FOR LEASE OR GROUND LEASE
- PYLON SIGNAGE WITH VISIBILITY FROM INTERSTATE 270
- ACCESS TO LIGHTED INTERSECTION
- CONTACT BROKER FOR DETAILS



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MARKET AERIAL

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