

LAND FOR SALE

3.31 ACRE SITE

2301-2337 MARTIN LUTHER KING DRIVE
St. Louis, MO 63106



PROPERTY FEATURES

- + Excellent infill development opportunity
- + Ideal for retail, multi-family, self-storage, senior housing, etc.
- + Highly visible
- + Located at corner of Jefferson Ave. and Dr. Martin Luther King Dr.
- + Traffic count on Jefferson Ave.: 17,558 VPD
- + Directly south of new National Geospatial Intelligence Agency's 97-acre development with 712,000 SF office building

SALE PRICE: \$2,310,000 (\$16.00 PSF)



CONTACT INFO

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CBRE

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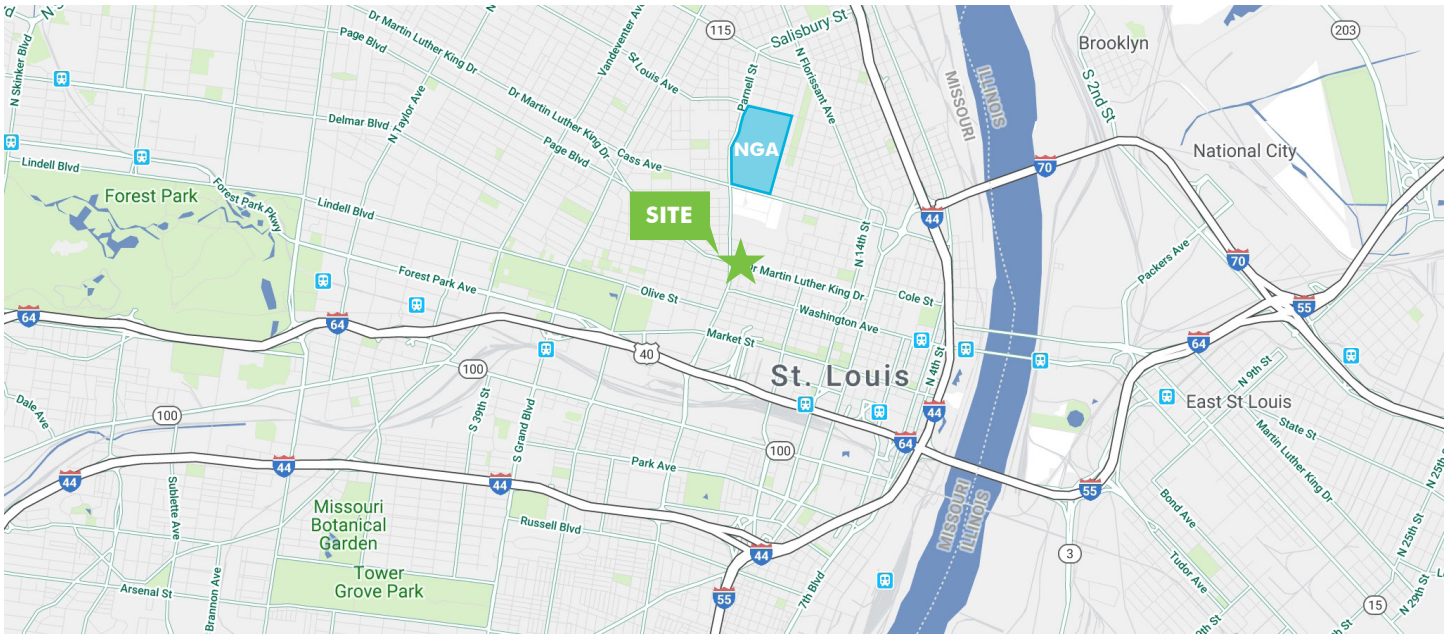
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LOCATION MAP



PROPERTY DEMOGRAPHICS

2018 Demographics	1 Mile	3 Mile	5 Mile
Est. Population	15,460	114,592	257,744
Avg. Household Income	\$53,176	\$57,535	\$54,758
Avg. Home Value	\$222,937	\$225,122	\$182,887



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