

# FARMER'S MERCHANT



SCAN HERE!



**MARK CLARKSON**  
Phone: 314.647.6611 ext.127  
[MClarkson@ManorRealEstate.com](mailto:MClarkson@ManorRealEstate.com)

**BEN CHERRY, CCIM**  
Phone: 314.647.6611 ext.115  
[Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)

**EDDIE CHERRY**  
Phone: 314.647.6611 ext.113  
[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)




**CALEB ANTHONIS**  
Phone: 314.647.6611 ext.126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

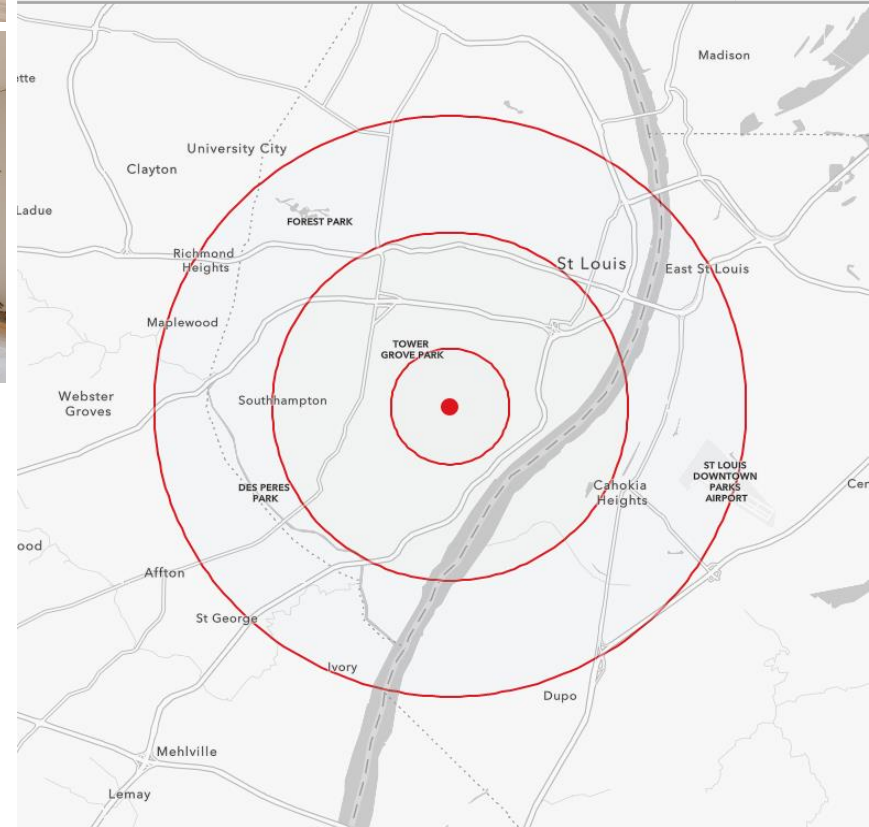
**3546-3558 S. GRAND BLVD.**  
**ST. LOUIS, MO 63116**  
**870-1,135 S.F. | \$12.00 S.F. N.N.N.**

### PROPERTY INFORMATION



- MIXED-USE BUILDING WITH RETAIL SPACE AND LOFT APARTMENTS
- BUILDING AND WINDOW SIGNAGE AVAILABLE
- APPROXIMATELY 28 PARKING SPACES
- LOCATED IN THE HEART OF SOUTH CITY ST. LOUIS AT THE SIGNALIZED INTERSECTION OF SOUTH GRAND BOULEVARD AND GRAVOIS AVENUE
- OVER 21,000 V.P.D.
- ZONED "H" - AREA COMMERCIAL

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	33,180	152,151	315,376
HOUSEHOLDS 	13,561	68,537	143,769
AVERAGE HH INCOME 	\$63,482	\$77,502	\$79,857



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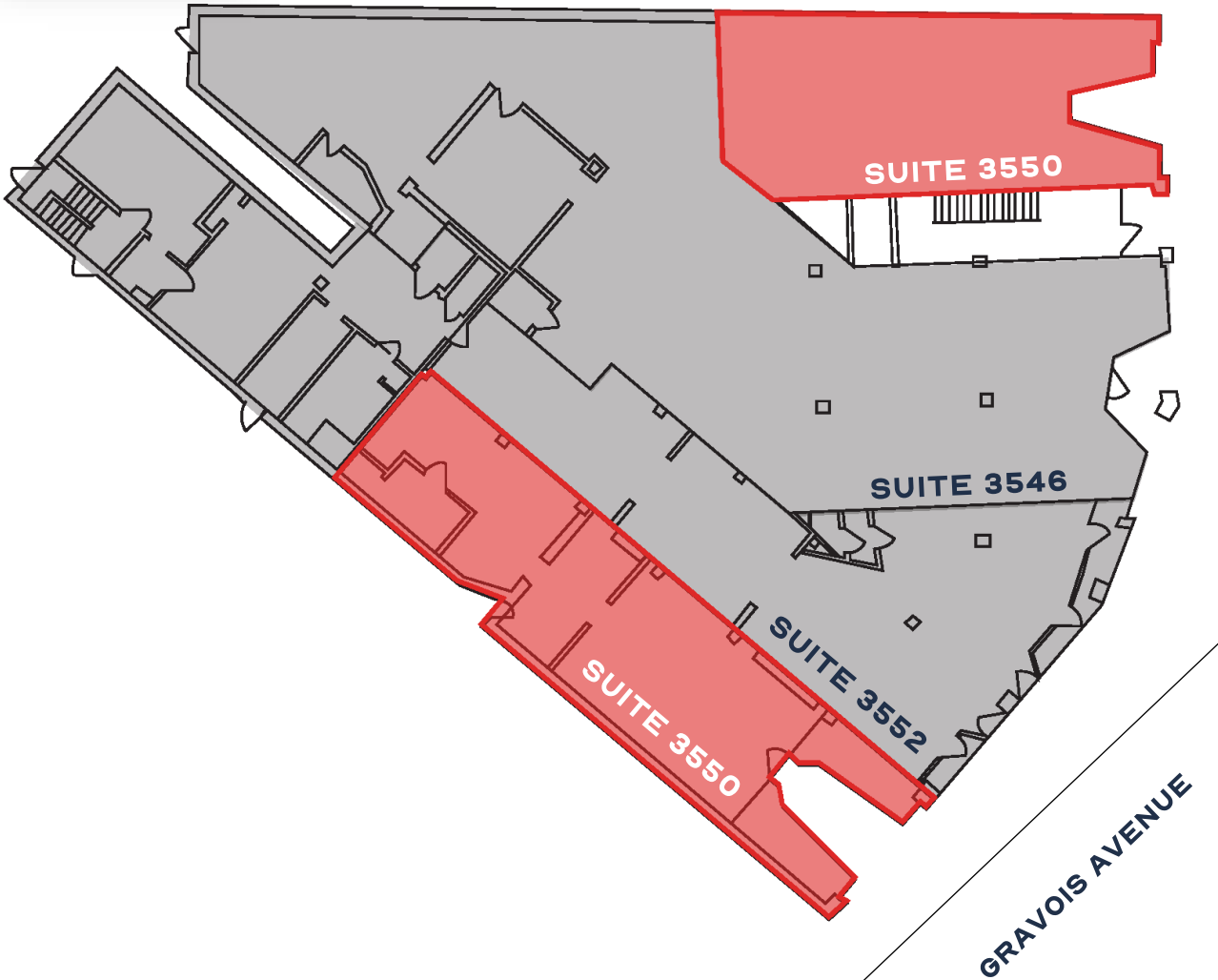
**EDDIE CHERRY**  
 Phone: 314.647.6611 ext.113  
[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

**CALEB ANTHONIS**  
 Phone: 314.647.6611 ext.125  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

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**RETAIL FLOOR PLAN**



S. GRAND BOULEVARD

GRAVOIS AVENUE



**FARMER'S MERCHANT**

SUITE	S.F.	STATUS
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**GRAVOIS AVE.**

3550	1,135	AVAILABLE
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3552	1,528	LEASED
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**S. GRAND BLVD.**

3546	3,166	LEASED
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3550	870	AVAILABLE
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