

# SOUTHSIDE TOWER



SCAN HERE!



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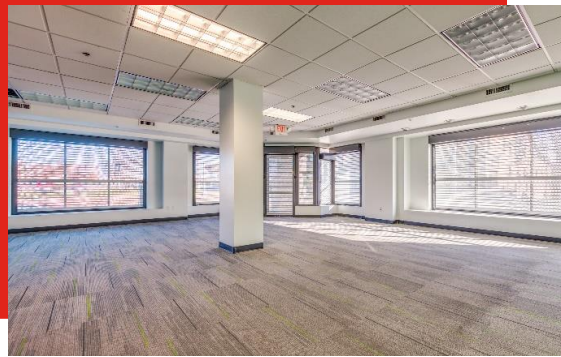
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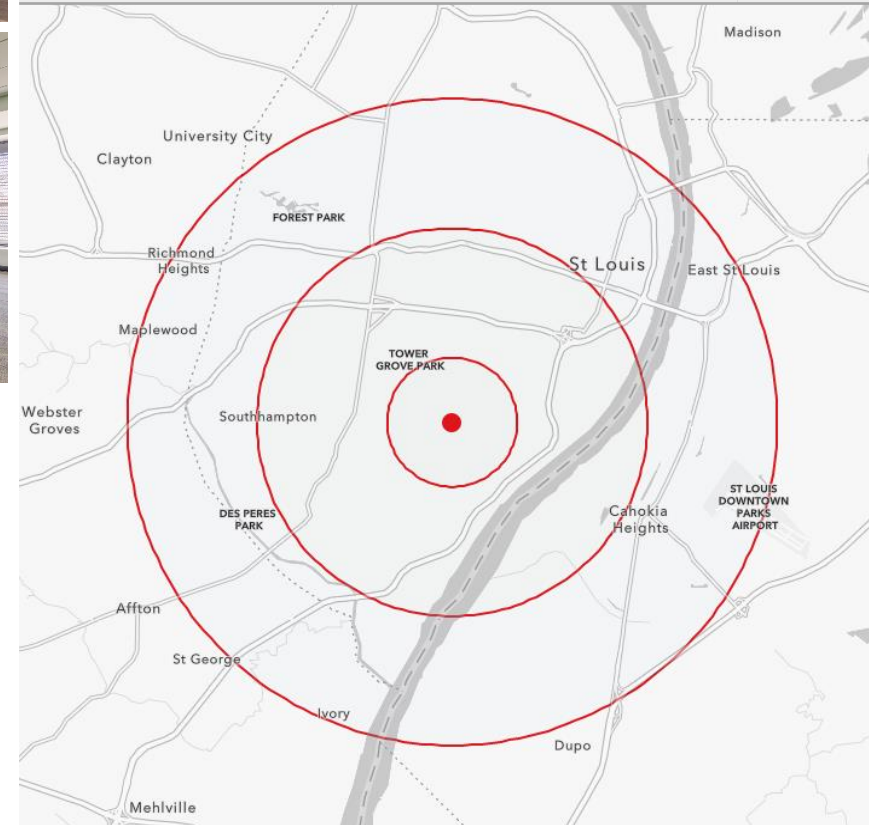
**3608 GRAVOIS AVENUE**  
**ST. LOUIS, MO 63116**  
**1,630 S.F.**  
**CONTACT BROKER FOR PRICING**

### PROPERTY INFORMATION



- MIXED-USE BUILDING WITH EVENT SPACE, RESIDENTIAL CONDOS, AND 1<sup>ST</sup> FLOOR COMMERCIAL USE
- BUILDING SIGNAGE AVAILABLE
- ABUNDANT PARKING (6.5/1,000 S.F. PARKING RATIO)
- HIGHLY VISIBLE (OVER 21,000 V.P.D.) LOCATION ON GRAVOIS AVENUE
- LOCATED IN TOWER GROVE SOUTH
- ZONED "G" (LOCAL COMMERCIAL AND OFFICE) - "H" (AREA COMMERCIAL)
- NOTABLE HISTORIC PROPERTY

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	31,202	148,105	307,160
HOUSEHOLDS	13,997	71,189	149,266
AVERAGE HH INCOME	\$63,482	\$77,502	\$79,857



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