



**LINDENWOOD PARK
OFFICE BUILDING**

SCAN HERE!



BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**6901 CHIPPEWA STREET
ST. LOUIS, MO 63109
3,519 S.F. | \$675,000**

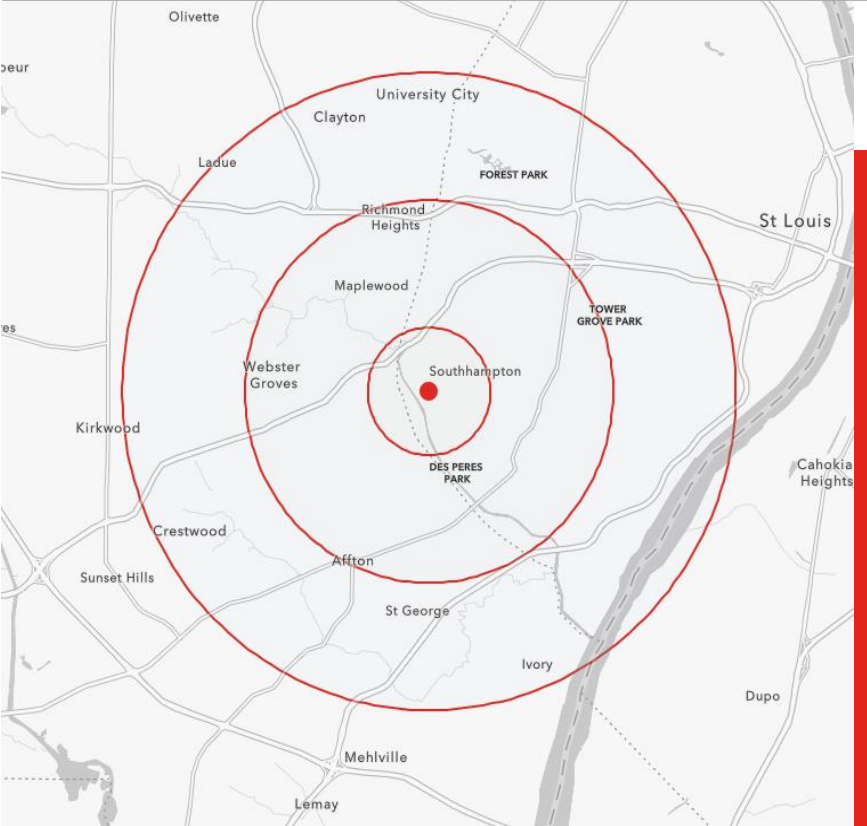
FOR SALE

PROPERTY INFORMATION



- FREE STANDING OFFICE BUILDING LOCATED ON PROMINENT SIGNALIZED 4-WAY INTERSECTION
- POTENTIAL REDEVELOPMENT OPPORTUNITY
- 24 PARKING SPACES (6.86/1,000 S.F.)
- 20,000 VEHICLES PER DAY ON CHIPPEWA STREET
- 0.31 ACRE PARCEL
- LOCATED ON THE CORNER OF CHIPPEWA AND JAMIESON IN THE LINDENWOOD PARK NEIGHBORHOOD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	15,415	147,825	365,352
HOUSEHOLDS	7,516	71,841	171,563
AVERAGE HH INCOME	\$103,260	\$90,585	\$85,045



SCAN HERE!

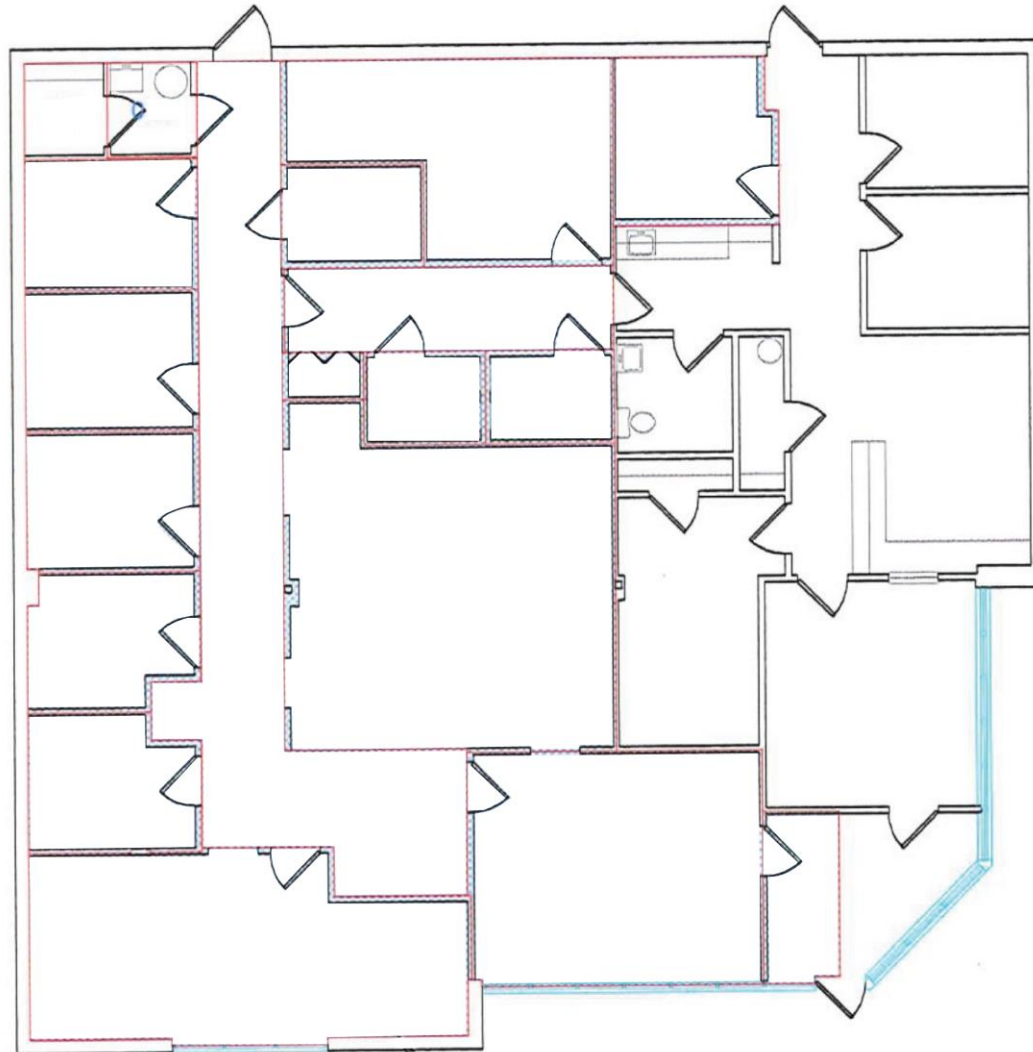


BEN CHERRY, CCIM
 Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

CALEB ANTHONIS
 Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

6901 CHIPPEWA STREET
ST. LOUIS, MO 63109
3,519 S.F. | \$675,000

FLOOR PLAN



SCAN HERE!



BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

6901 CHIPPEWA STREET
ST. LOUIS, MO 63109
3,519 S.F. | \$675,000

AERIAL



SCAN HERE!



BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

6901 CHIPPEWA STREET
ST. LOUIS, MO 63109
3,519 S.F. | \$675,000