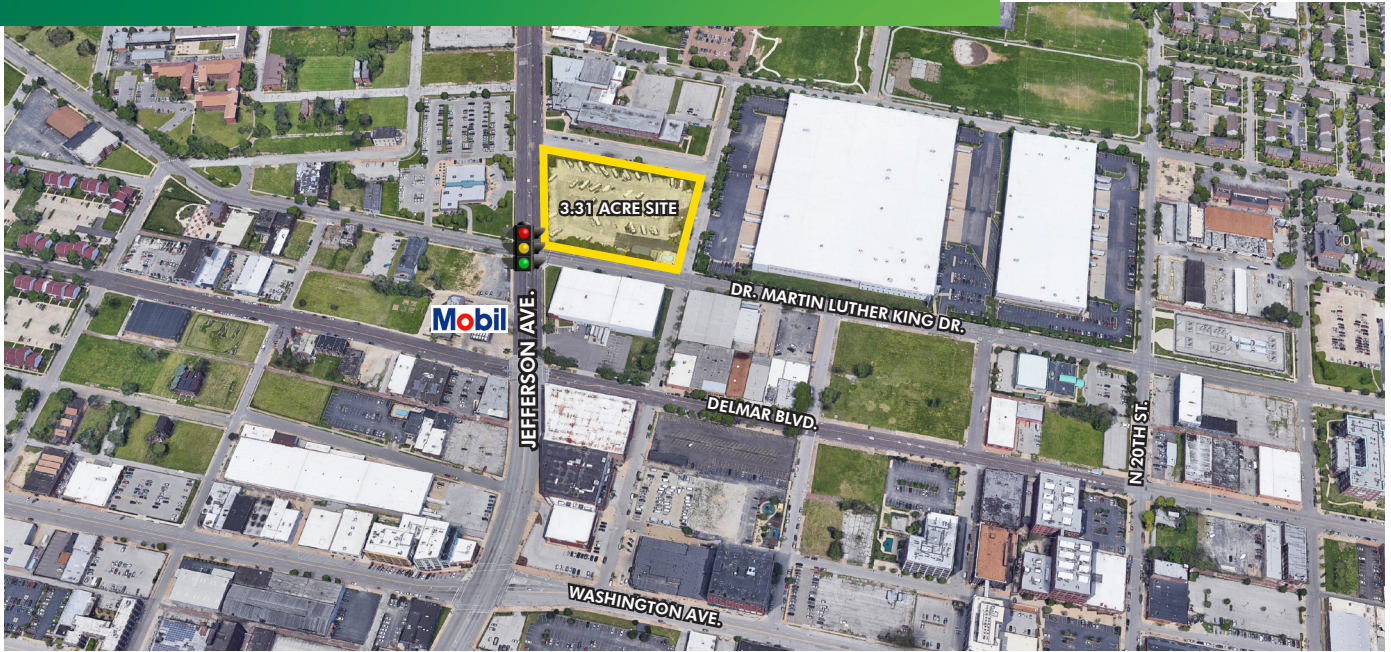


LAND FOR SALE

# 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: \$2,876,000 (\$19.95 PSF)**



## CONTACT INFO

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### CBRE

190 Carondelet Plaza  
Suite 1400  
St. Louis, MO 63105

[www.cbre.us/stlouis](http://www.cbre.us/stlouis)

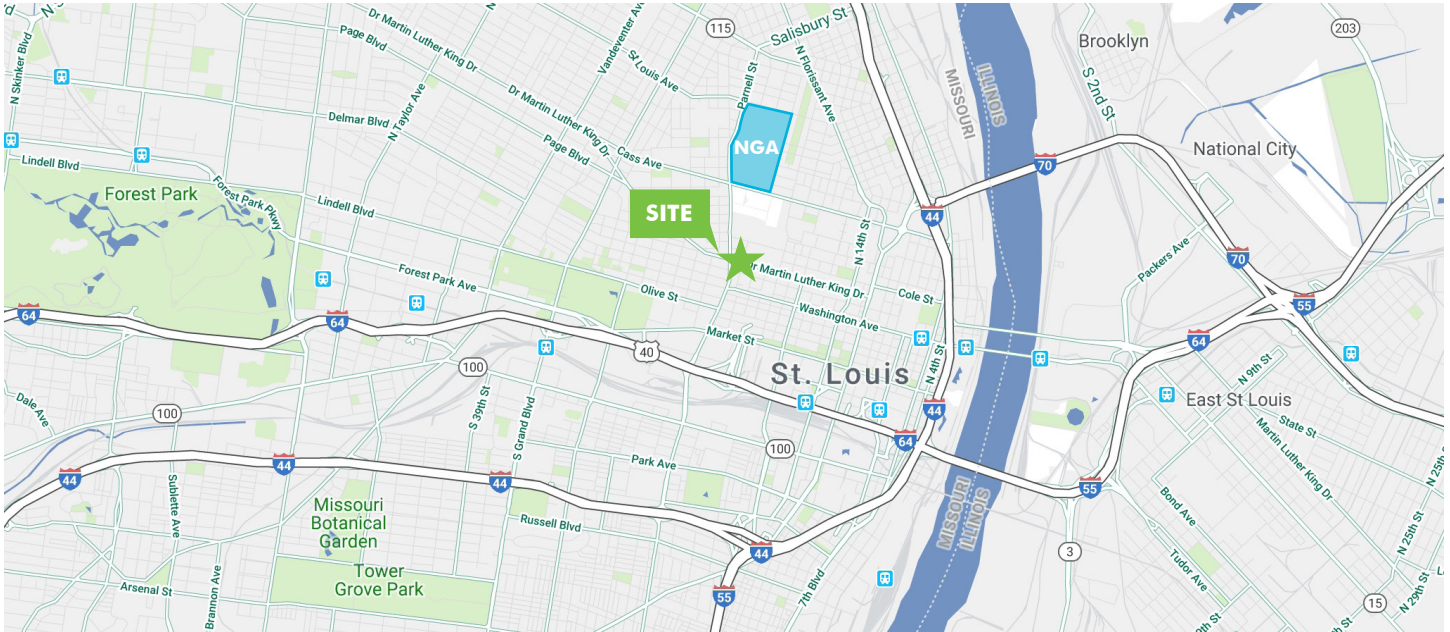
**CBRE**

# FOR SALE 3.31 ACRE SITE

2301-2337 MARTIN LUTHER KING DRIVE  
ST. LOUIS, MO 63106



## 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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