



**LINDENWOOD PARK
OFFICE BUILDING**

SCAN HERE!



BEN CHERRY, CCIM

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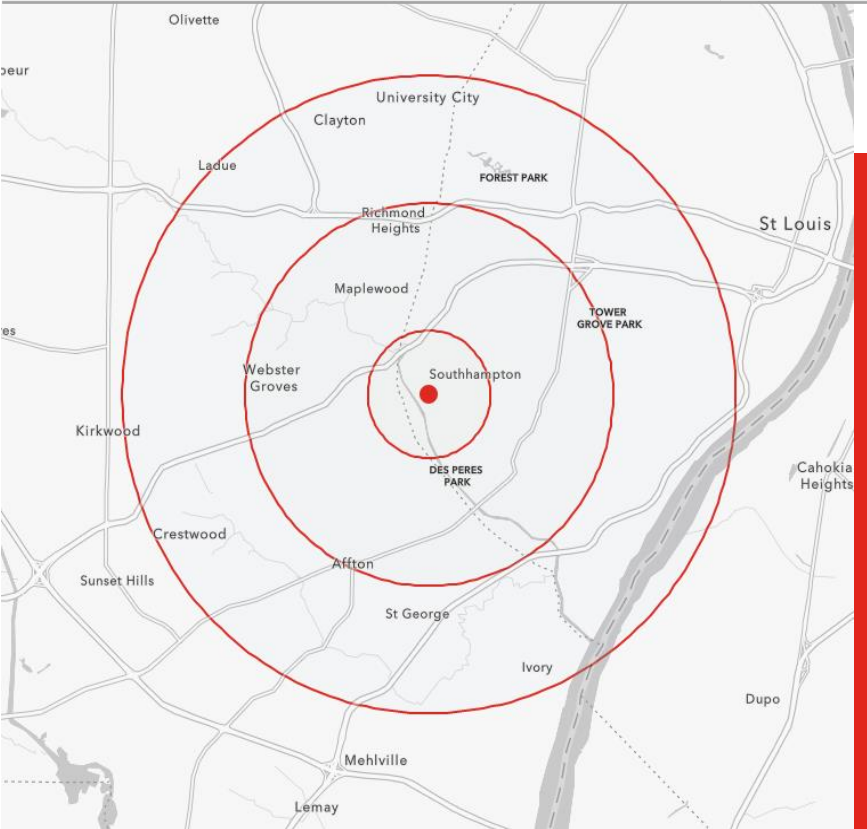
**6901 CHIPPEWA STREET
ST. LOUIS, MO 63109
3,519 S.F. | \$15.00/S.F. N.N.N.**

PROPERTY INFORMATION



- **FREE STANDING OFFICE BUILDING LOCATED ON PROMINENT SIGNALIZED 4-WAY INTERSECTION**
- **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**
- **ZONED F (NEIGHBORHOOD COMMERCIAL)**

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



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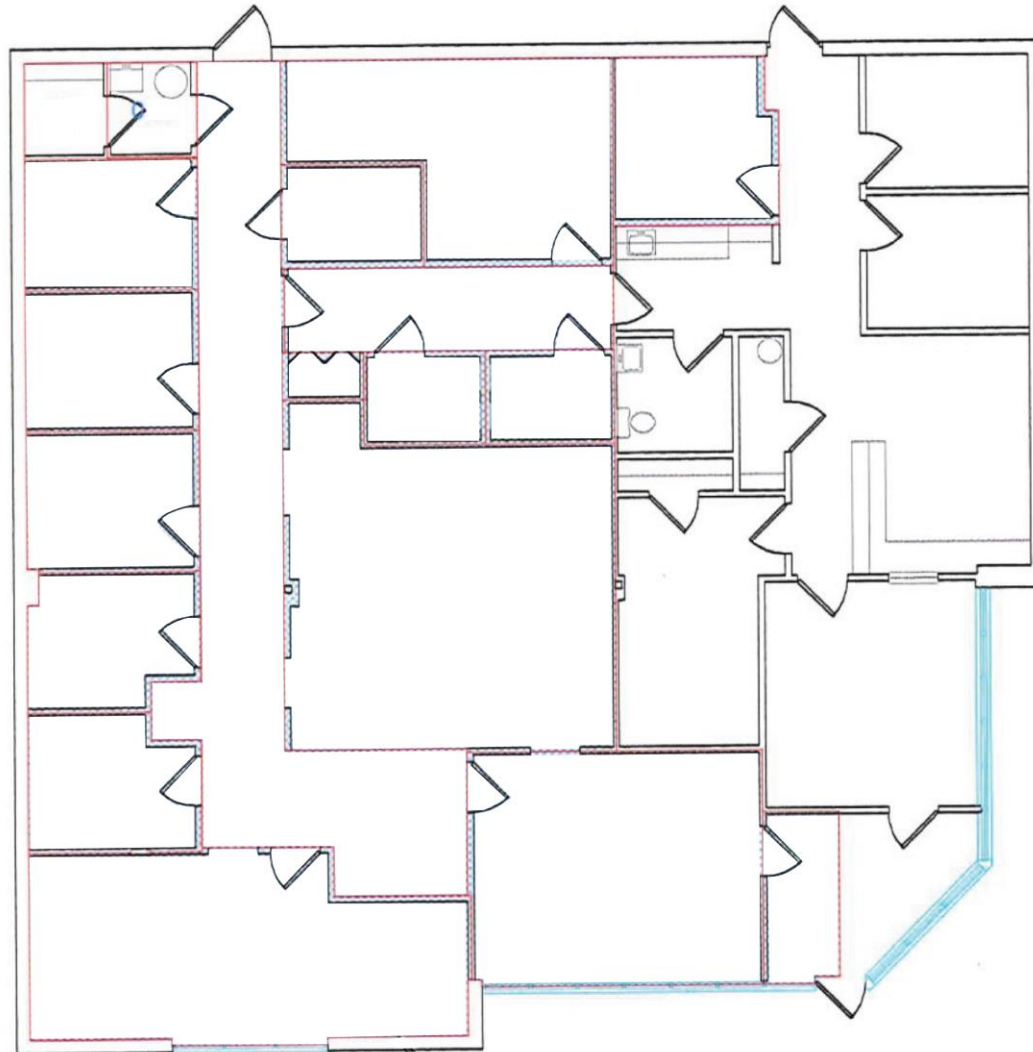
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FLOOR PLAN



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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.