

**TOWER GROVE SOUTH  
ADAPTIVE REUSE  
OPPORTUNITY**



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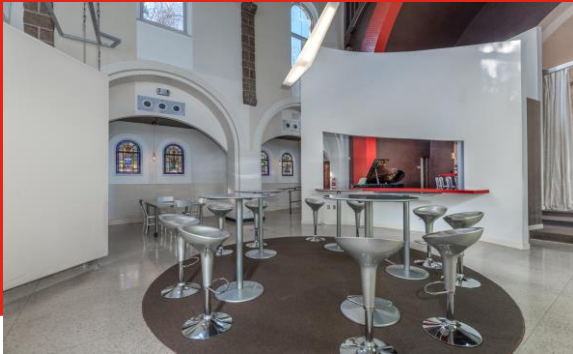
**BEN CHERRY, CCIM**

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**4101-4125 HUMPHREY STREET  
ST. LOUIS, MO 63116  
16,988 S.F. | \$1,999,000 (\$117.67/S.F.)**

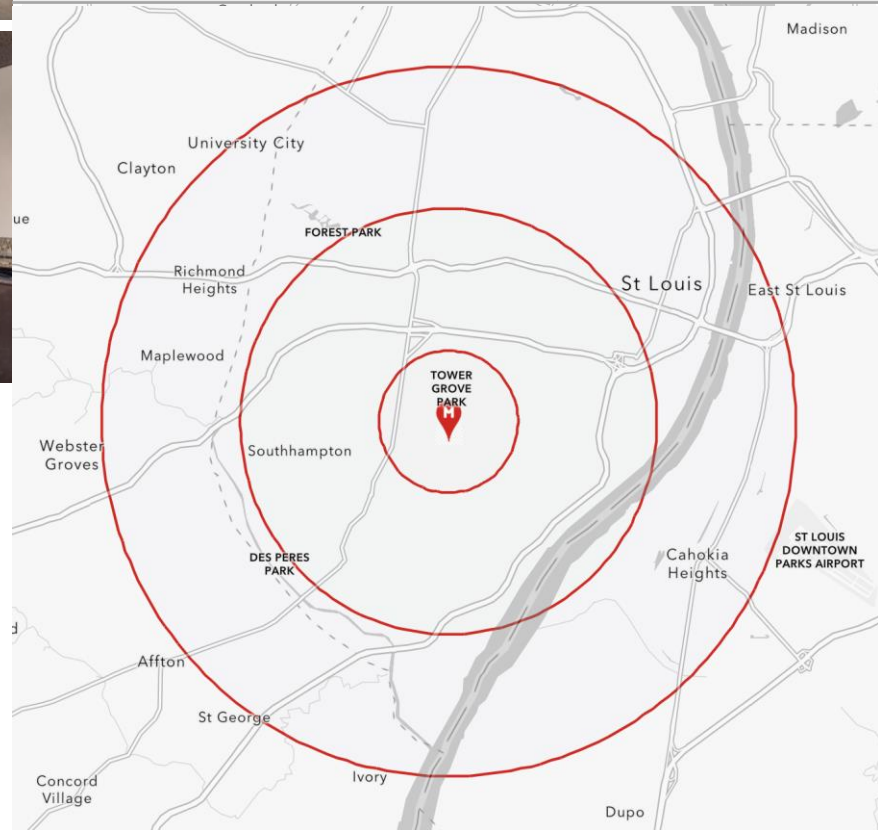


### PROPERTY INFORMATION



- 2 BUILDINGS INCLUDED — 10,834 S.F. RELIGIOUS BUILDING WITH 760 S.F. BALCONY & 5,394 S.F. RECTORY BUILDING
- ORIGINALLY CONSTRUCTED IN 1925 AND TASTEFULLY REDEVELOPED INTO CREATIVE OFFICE USE IN 2008
- 9 DEDICATED PARKING SPACES + A 3-CAR GARAGE
- RECTORY BUILDING WAS BUILT IN 1970 AND IS A 2-STORY BUILDING WITH 1 TENANT ON 2<sup>ND</sup> FLOOR
- OPPORTUNITY FOR CREATIVE OFFICE, RELIGIOUS, EDUCATIONAL OR NON-PROFIT USES
- LOCATED 1/3 MILE SOUTH OF TOWER GROVE PARK IN TOWER GROVE SOUTH AT INTERSECTION OF OAK HILL & HUMPHREY STREET

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	23,226	171,344	339,719
HOUSEHOLDS	11,396	83,897	162,584
AVERAGE HH INCOME	\$82,073	\$82,594	\$84,995



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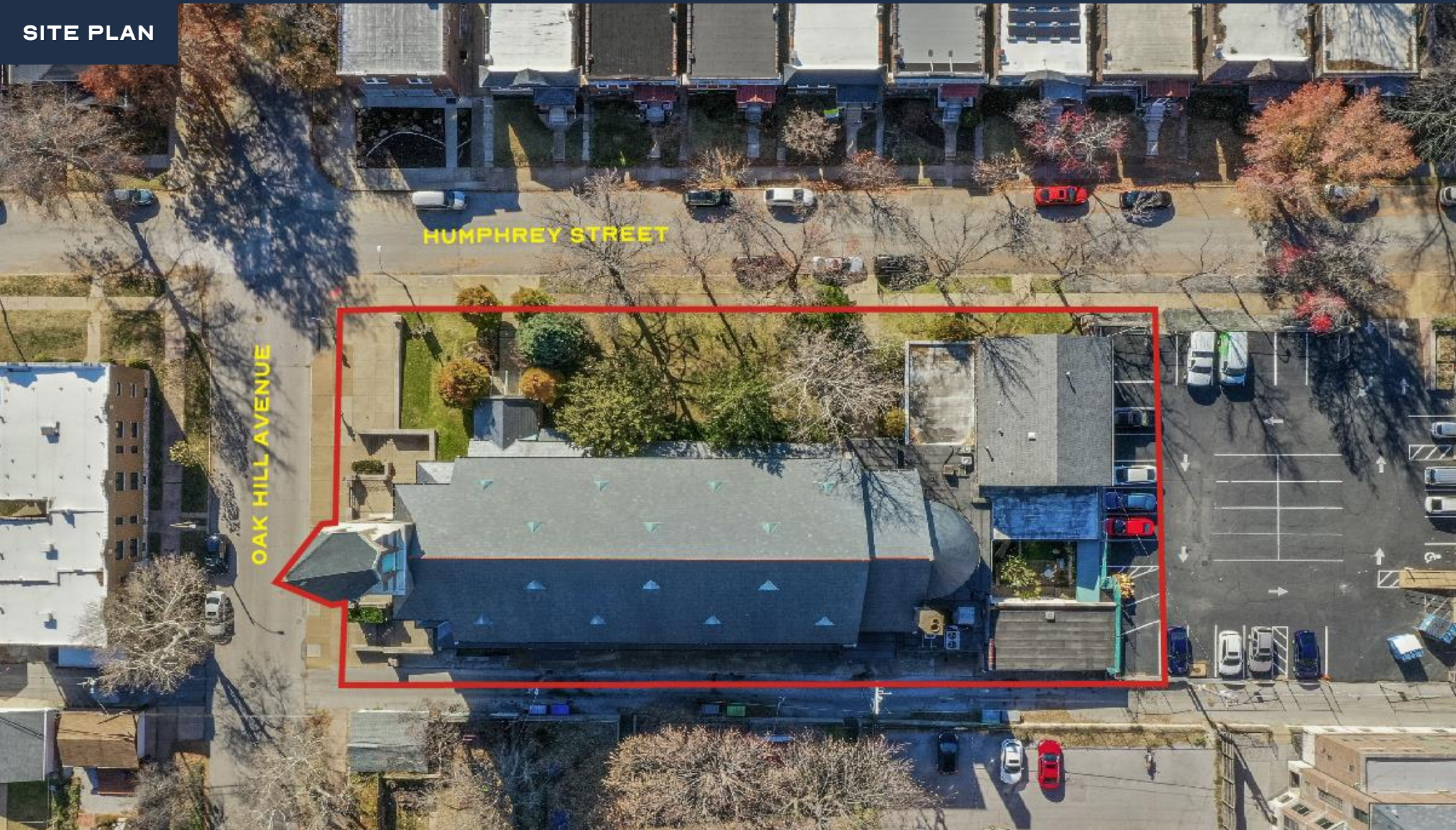
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**SITE PLAN**



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