



KINGSHIGHWAY DEVELOPMENT SITE



SCAN HERE!



BEN CHERRY, CCIM

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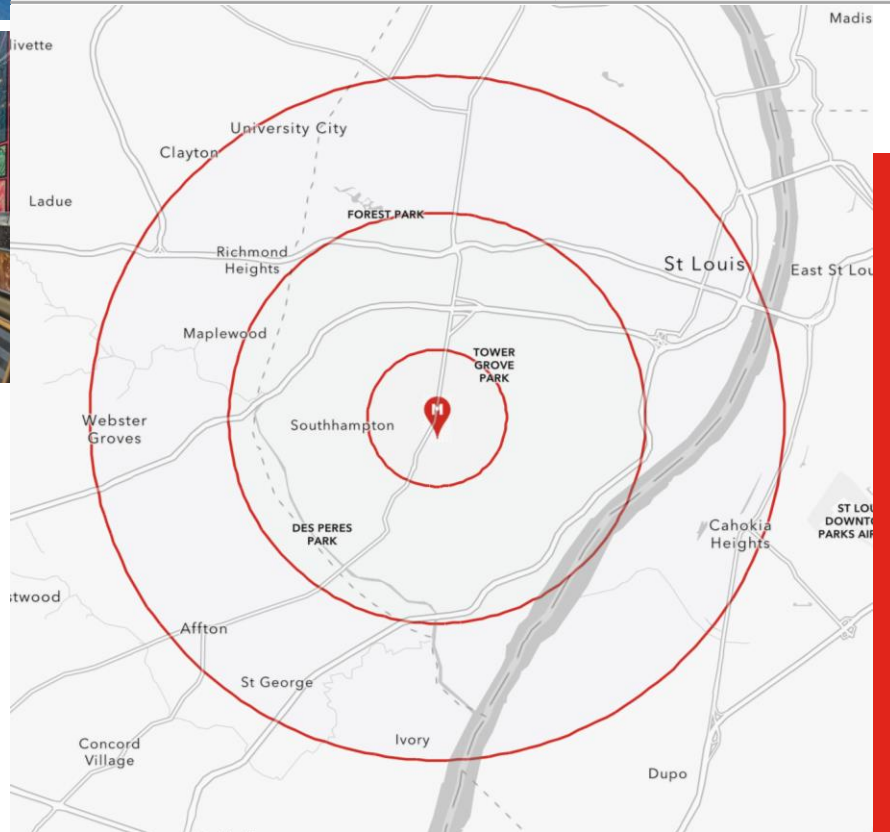
**3500 S. KINGSHIGHWAY BLVD.
ST. LOUIS, MO 63139
11,674 S.F. ON 0.78 ACRES
\$1,600,000 OR \$12/S.F. NNN**

PROPERTY INFORMATION



- 0.78-ACRE SITE AT A SIGNALIZED INTERSECTION
- 270 FEET OF FRONTAGE WITH 30K VEHICLES PER DAY
- G ZONING — LOCAL COMMERCIAL AND OFFICE DISTRICT
- CURRENT USE IS AUTOMOTIVE DEALERSHIP & REPAIR SHOP
- SURVEY & NFA LETTER AVAILABLE
- LESS THAN 1/4 MILE NORTH OF CHIPPEWA AND 1.5 MILES NORTH OF I-44 ON KINGSHIGHWAY

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		22,382	168,146	356,141
HOUSEHOLDS		11,654	82,010	170,338
AVERAGE HH INCOME		\$72,809	\$82,490	\$90,264



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SITE PLAN



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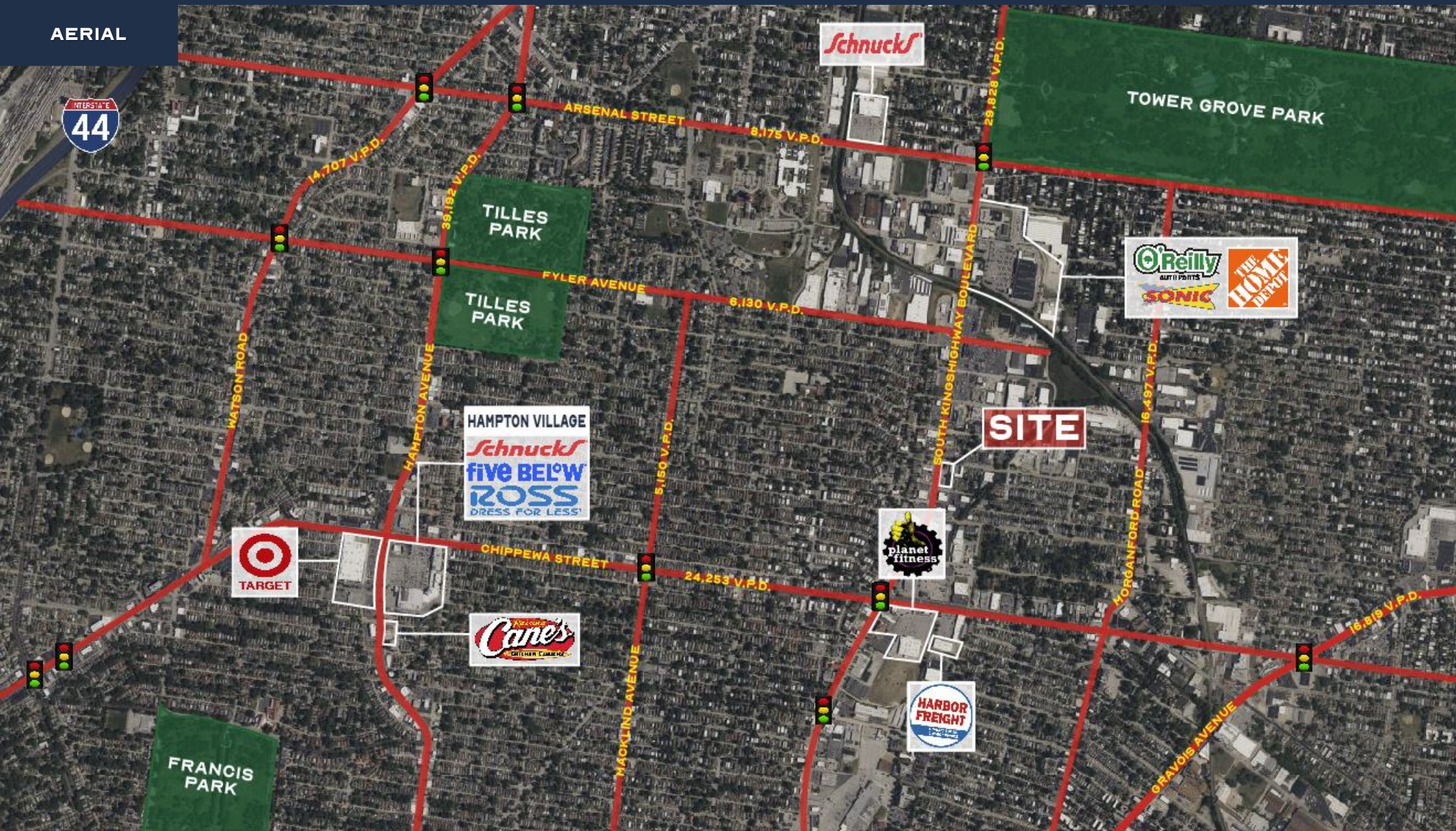
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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.

AERIAL



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