



**HOLLY HILLS
FREESTANDING
RETAIL BUILDING**

SCAN HERE!



MARK CLARKSON

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

CALEB ANTHONIS




Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

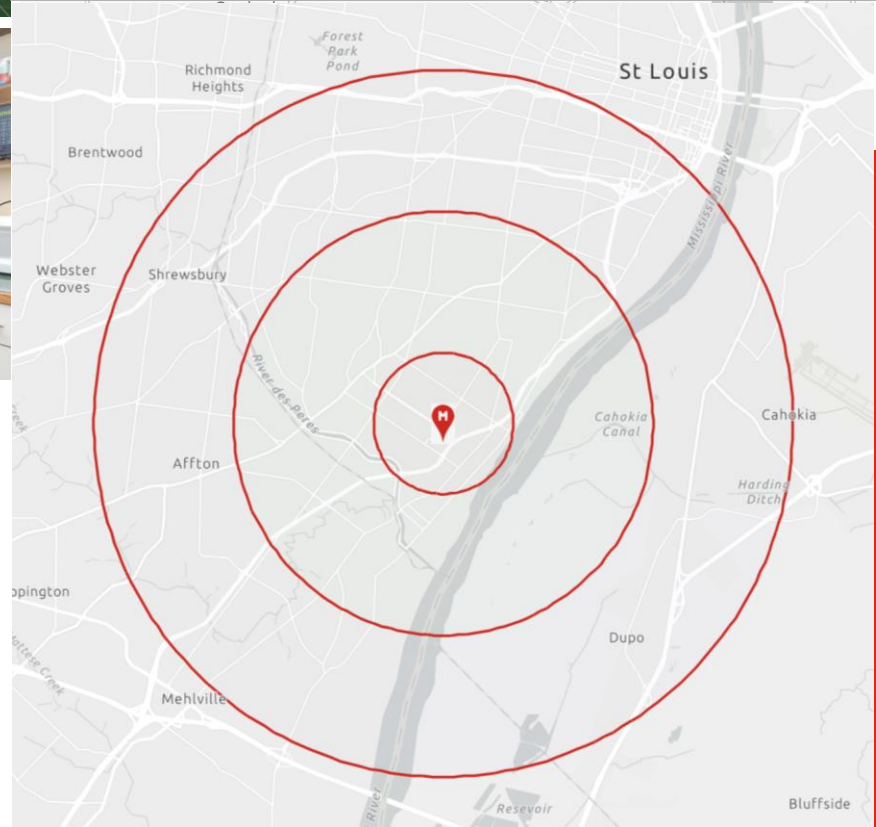
6301 SOUTH GRAND BLVD.
ST. LOUIS, MO 63111
1,400 S.F. | \$175,000 (\$125/S.F.)

PROPERTY INFORMATION



- **FREESTANDING RETAIL BUILDING ON S. GRAND IN HOLLY HILLS FOR SALE**
- **1,400 S.F. OF MOSTLY OPEN SPACE WITH ONE RESTROOM AND A KITCHENETTE**
- **SPACIOUS .25-ACRE PARCEL WITH 18 PARKING SPACES**
- **WELL MAINTAINED AND RECENTLY RENOVATED THIS PROPERTY IS TURNKEY FOR A YOGA OR FITNESS STUDIO**
- **NESTLED IN THE HOLLY HILLS NEIGHBORHOOD OF SOUTH CITY AND ZONED AS NEIGHBORHOOD COMMERCIAL**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	20,501	128,097	271,866
HOUSEHOLDS 	8,990	58,919	128,757
AVERAGE HH INCOME 	\$75,467	\$74,485	\$81,807



SCAN HERE!



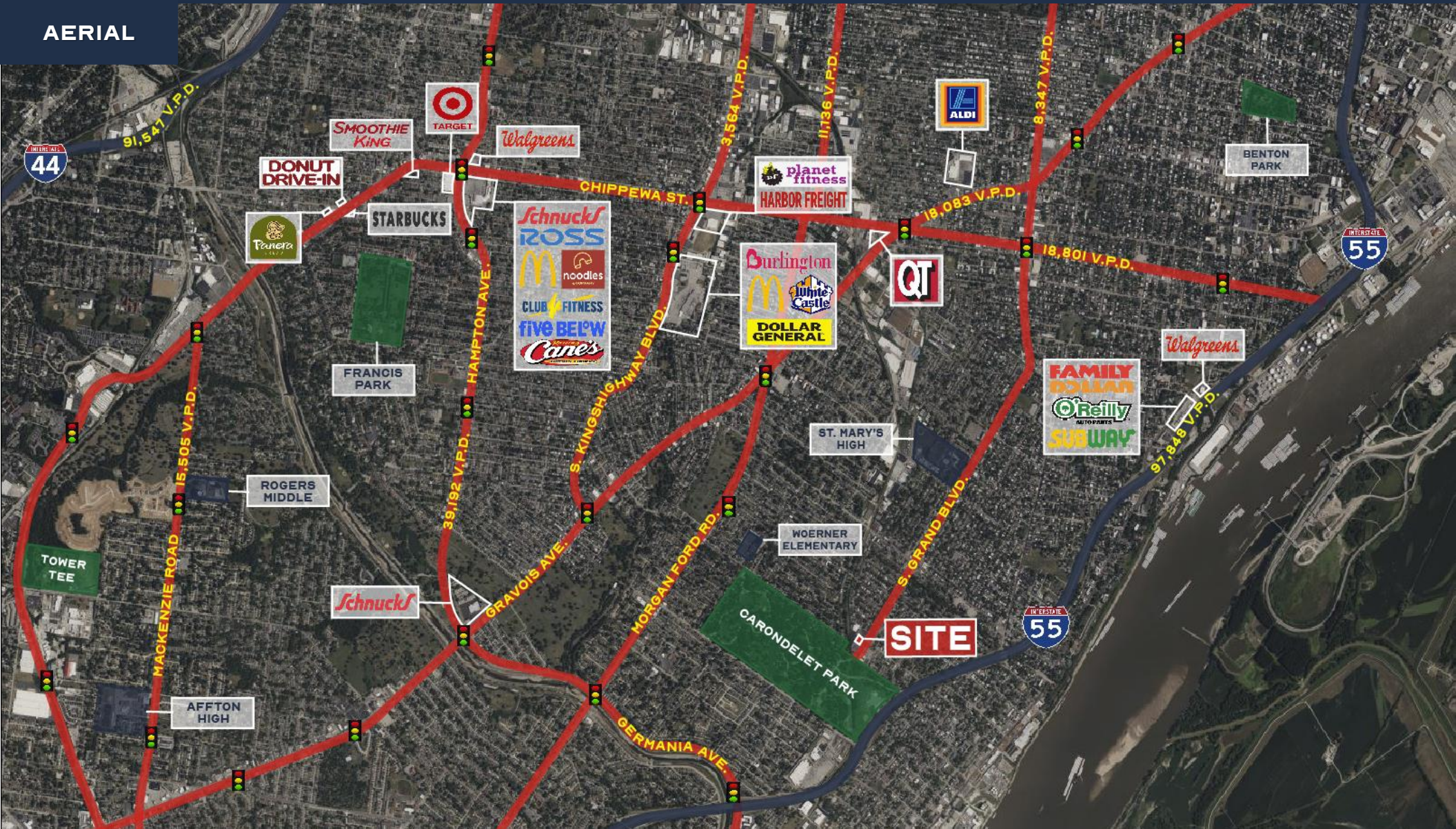
MARK CLARKSON **CALEB ANTHONIS**

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

6301 SOUTH GRAND BLVD.
ST. LOUIS, MO 63111
1,400 S.F. | \$175,000 (\$125/S.F.)

AERIAL



SCAN HERE!



MARK CLARKSON **CALEB ANTHONIS**

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

6301 SOUTH GRAND BLVD.
ST. LOUIS, MO 63111
1,400 S.F. | \$175,000 (\$125/S.F.)