

**1290**

**Dielman Rd**  
st. louis, mo 63132

**7.52 ac**  
development  
site

**for sale**



**PROPERTY HIGHLIGHTS**

- 7.52 Acre Site
- Located in an Opportunity Zone
- One of the last Sites to be Developed in Olivette
- Centrally Located | Ladue School District
- Great Highway Accesibility
- Traffic Count: 6,464 VPD on Dielman Rd.

**OFFERING SUMMARY**

Sale Price:	\$1,650,000 (\$5.00 PSF)
Lot Size:	+/- 7.52 Acres
Zoning:	LI (Light Industrial District)
Frontage:	330' on Dielman Rd.



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110  
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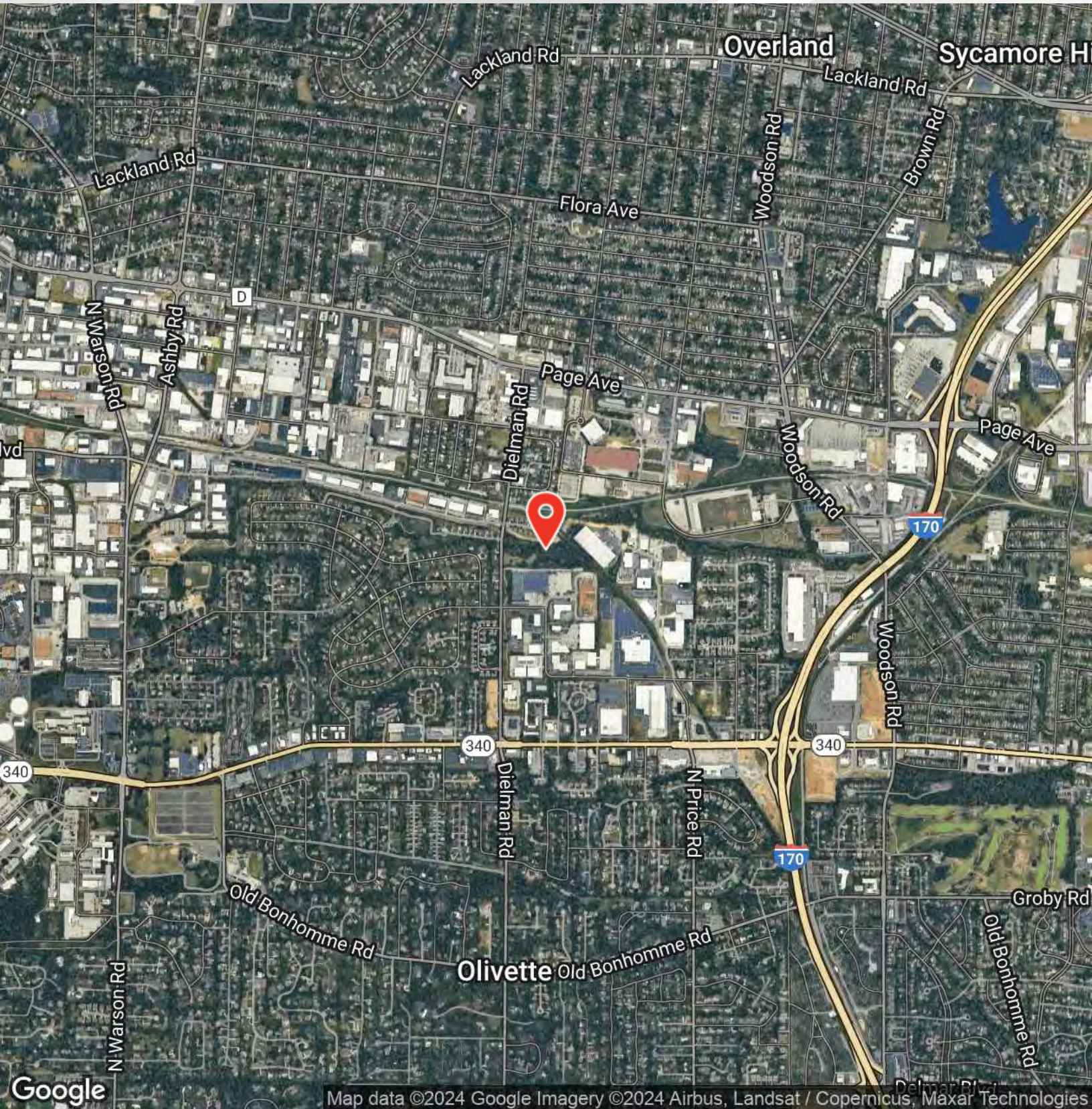
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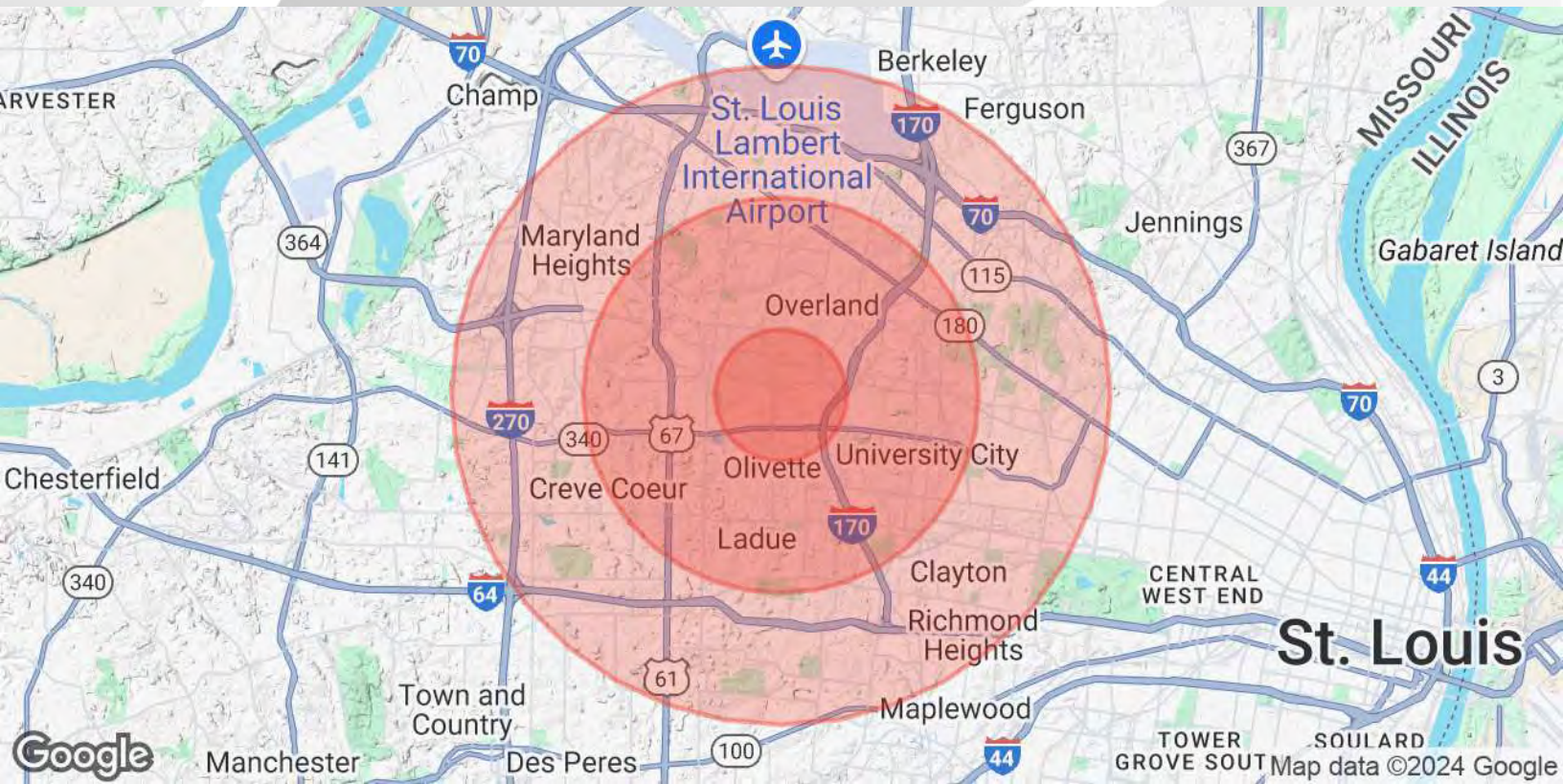
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	10,008	93,668	248,374
Average Age	39	42	40
Average Age (Male)	37	40	39
Average Age (Female)	40	43	42

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	3,968	40,412	106,931
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$87,494	\$109,774	\$116,597
Average House Value	\$333,155	\$371,717	\$408,373

Demographics data derived from AlphaMap



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