

FOR SALE/LEASE

RETAIL BUILDING

4925 Southwest Ave.
St. Louis, MO 63110



AVAILABLE 15,409 SF

- Freestanding Single-Tenant Retail Opportunity
- Excellent Retail Location “On The Hill”
- Great Access to Kingshighway Blvd. & 1/3 of a Mile from I-44
- 2 Curb Cuts
- Street & Building Signage
- Lease Rate: \$14.00 PSF, NNN
- Sale Price: \$3,346,875



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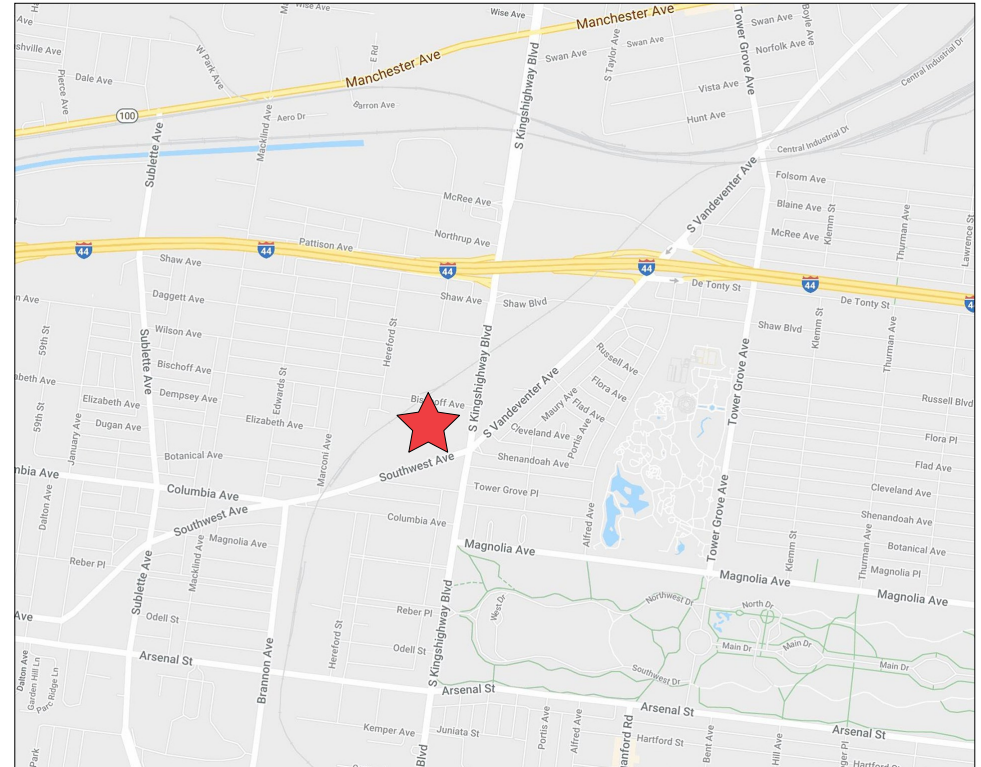
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2019 Demographics

	Population Estimate	Number of Households	Average HH Income
1 Mile	12,147	6,128	\$75,401
3 Miles	178,781	84,299	\$74,757
5 Miles	387,130	174,325	\$75,313

Traffic Counts

Collection Street	Cross Street	Traffic Volume (VPD)
Southwest Ave.	Botanical Ave.	8,695
S. Kingshighway Ave.	Southwest Ave	41,011
I-44	S. Kingshighway Ave.	91,440



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The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources we deem reliable. It is subject to change without notice. Owner and broker make no representation as to the environmental condition of the property and recommend purchaser's/tenant's independent investigation.