



**PRIME DEVELOPMENT SITE AT
KINGSHIGHWAY & GRAVOIS**

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**6601 SOUTH KINGSHIGHWAY BOULEVARD
ST. LOUIS, MO 63109
0.38 ACRES | \$245,000 (\$13.7/S.F.)**

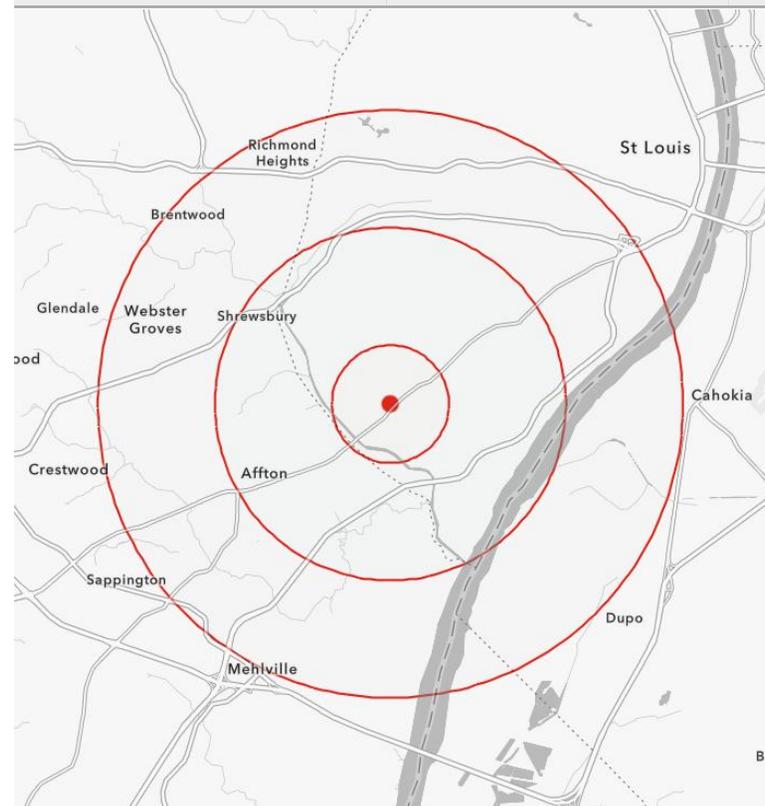
PROPERTY INFORMATION



- 0.38-ACRE DEVELOPMENT OPPORTUNITY
- HIGH TRAFFIC LOCATION AT INTERSECTION OF GRAVOIS AND S. KINGSHIGHWAY
- OVER 20,000 VPD
- ZONED F - NEIGHBORHOOD COMMERCIAL
- EXISTING PARKING AND UTILITY INFRASTRUCTURE
- IDEAL FOR WIDE VARIETY OF USES

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		19,327	150,736	304,811
HOUSEHOLDS		10,287	73,511	148,599
AVERAGE HH INCOME		\$101,889	\$90,021	\$104,164

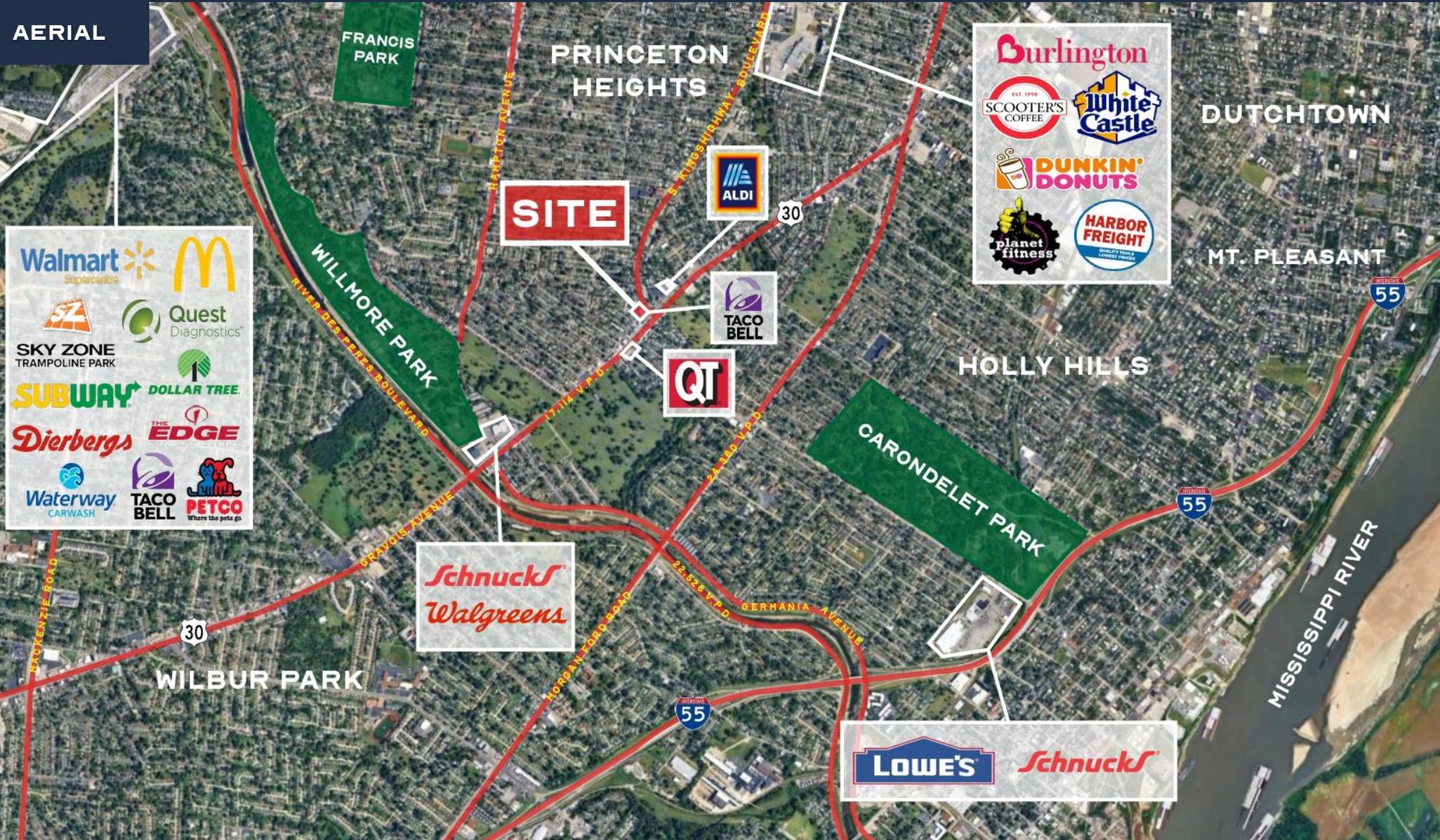


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