



**CUSHMAN &
WAKEFIELD**

0.36 ACRE SITE AVAILABLE
4019 Dunnica Avenue | St. Louis, MO 63116



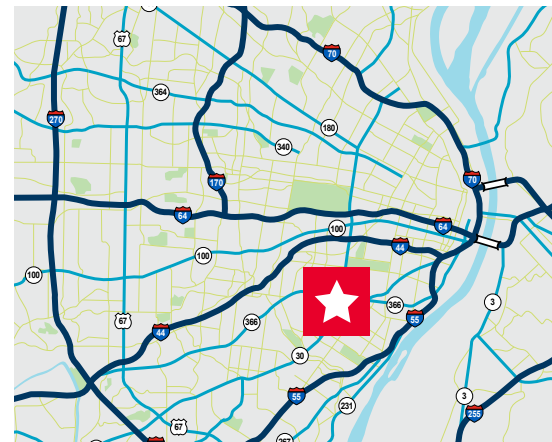
0.36 Acre site available next to CVS & Burger King

Property Highlights

- 0.36 Acre parcel with access to busy intersection of Gravius & Chippewa
- Densely populated South City pad site next to busy CVS and Burger King
- High traffic counts with over 35,000 VPD at cross streets
- **Contact broker for pricing**

Demographics

	1 Mile	3 Miles	5 Miles
Population	26,934	143,323	312,130
Households	11,193	64,564	141,362
Average HH Income	\$55,627	\$71,837	\$73,727



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