



**311 SANTE AVENUE  
KIRKWOOD, MISSOURI**

**FOR SALE**

# 311 SANTE AVENUE

## FLOOR PLAN + DETAILS

NICK HARTIG

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314.805.9779 (MOBILE)

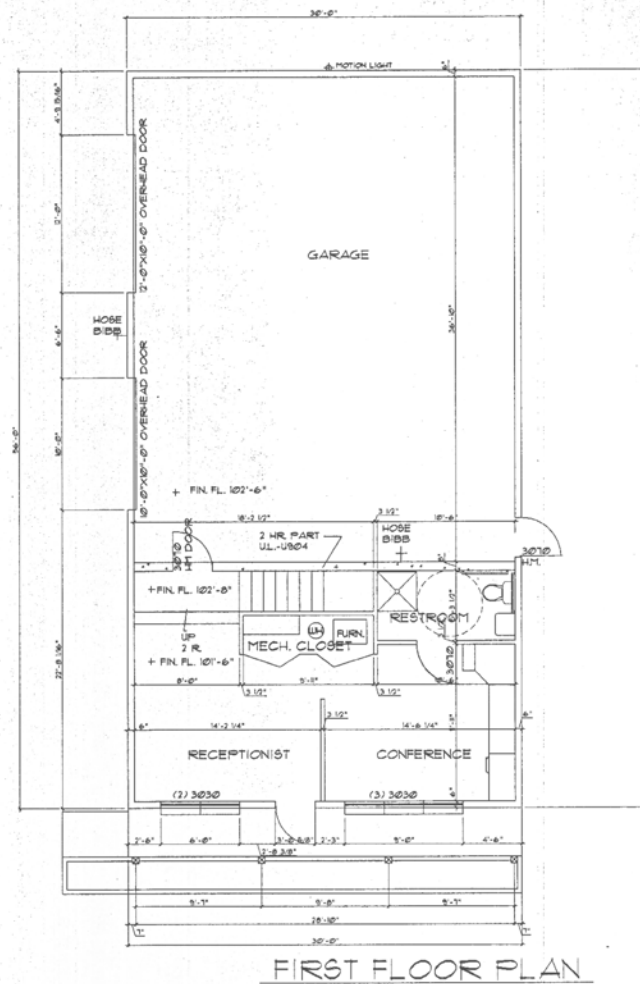
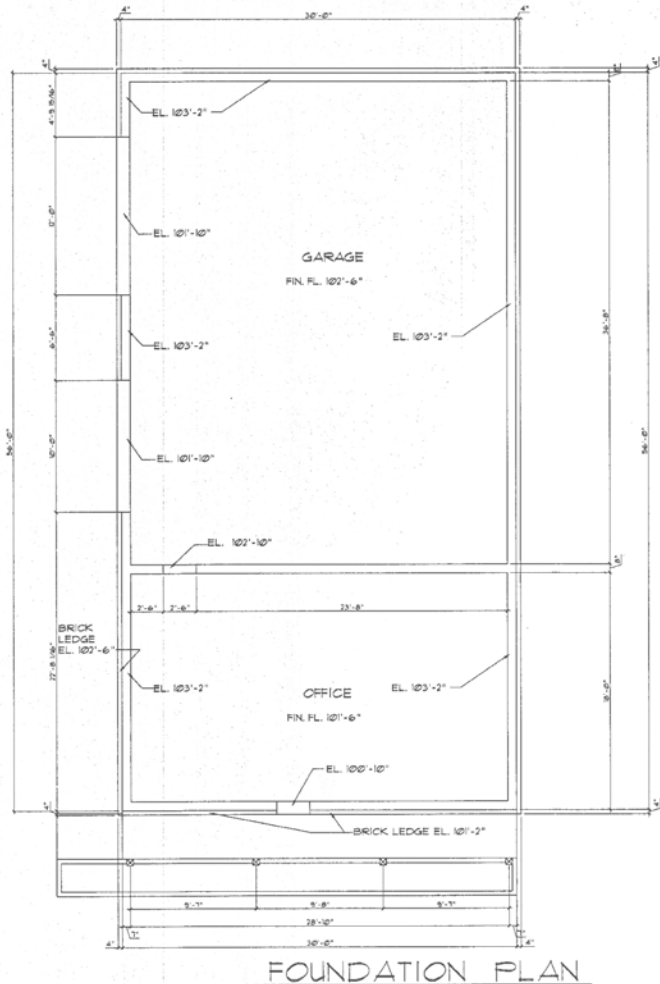
Nick@LCGCap.com

JOSH JENKINS

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- FOR SALE: \$725,000
- 2,220 SF BUILDING ON 0.33 ACRES
- 18' CEILING HEIGHT
- VERSATILE FLEX SPACE
- TWO DRIVE-IN ROLL UP DOORS
- EASY INTERSTATE ACCESS - MINUTES FROM I-44 & I-270
- CLOSE PROXIMITY TO DOWNTOWN KIRKWOOD, RESTAURANTS, APARTMENTS AND OTHER AMENITIES
- PERFECT USE FOR CONTRACTORS NEEDING A SMALL YARD AND/OR OUTSIDE STORAGE



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## MARKET AERIAL

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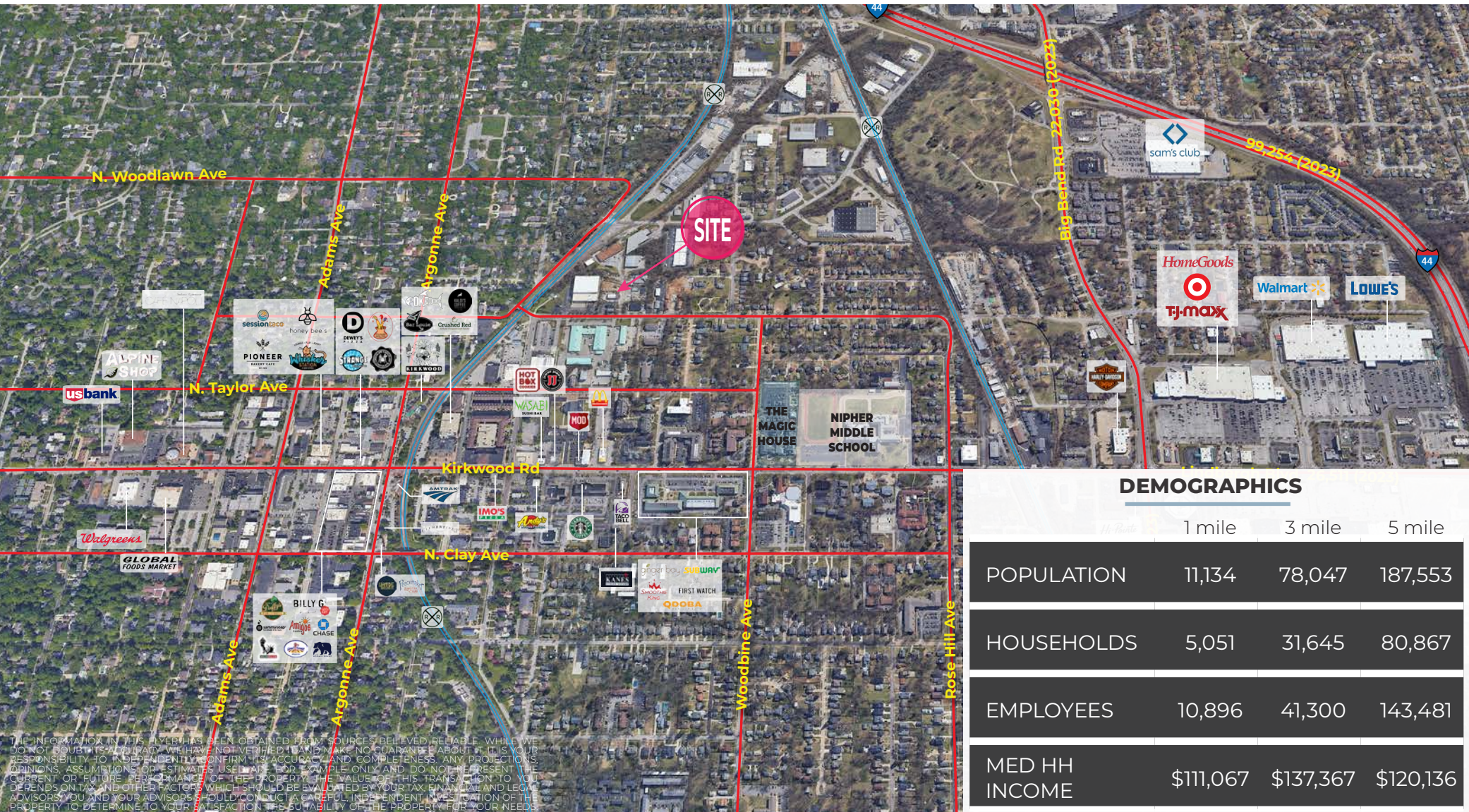
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### DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	11,134	78,047	187,553
HOUSEHOLDS	5,051	31,645	80,867
EMPLOYEES	10,896	41,300	143,481
MED HH INCOME	\$111,067	\$137,367	\$120,136