

SOUTHSIDE TOWER



SCAN HERE!



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3608 GRAVOIS AVENUE

ST. LOUIS, MO 63116

1,105 — 3,718 S.F.

\$12/S.F. N.N.

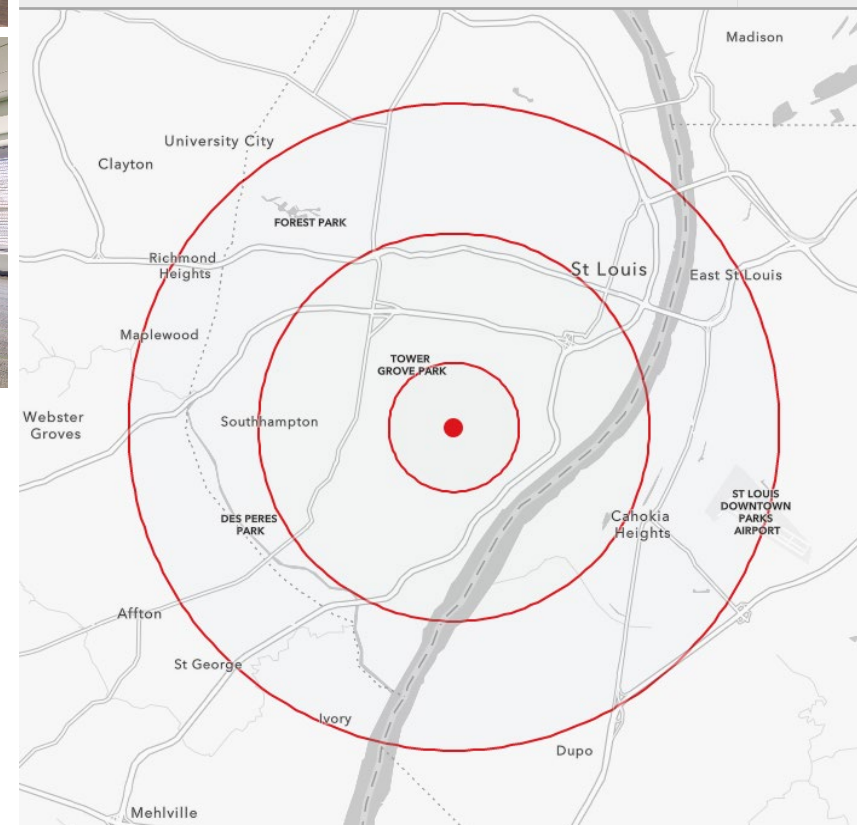
PROPERTY INFORMATION



- MIXED-USE BUILDING WITH EVENT SPACE, RESIDENTIAL CONDOS, AND 1ST FLOOR COMMERCIAL USE
- BUILDING SIGNAGE AVAILABLE
- ABUNDANT PARKING (6.5/1,000 S.F. PARKING RATIO)
- HIGHLY VISIBLE (OVER 21,000 V.P.D.) LOCATION ON GRAVOIS AVENUE
- LOCATED IN TOWER GROVE SOUTH
- ZONED "G" (LOCAL COMMERCIAL AND OFFICE) - "H" (AREA COMMERCIAL)
- ONGOING \$26 MILLION REDEVELOPMENT ADJACENT TO PROPERTY

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		31,202	148,105	307,160
HOUSEHOLDS		13,997	71,189	149,266
AVERAGE HH INCOME		\$63,482	\$77,502	\$79,857



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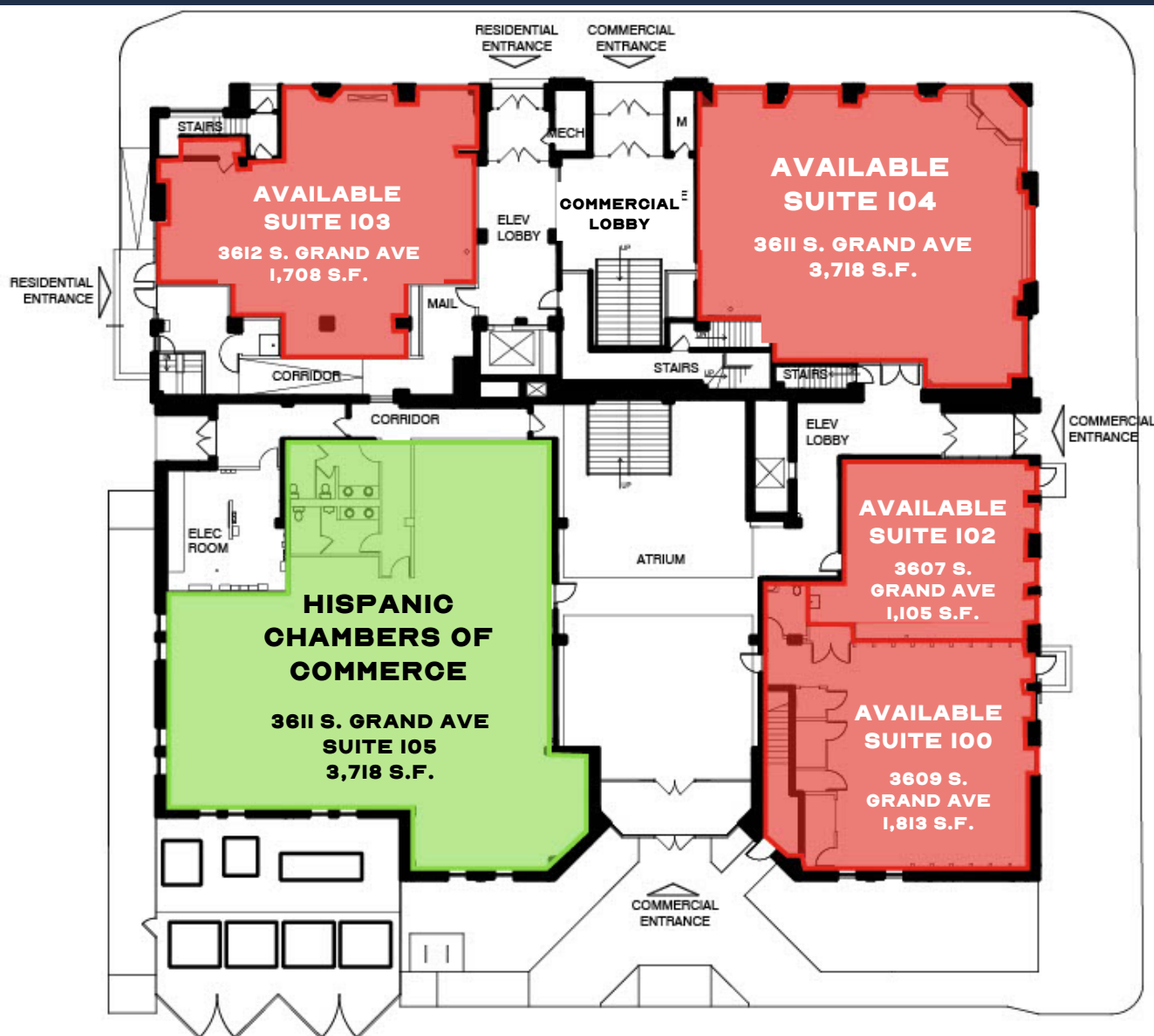
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LEVEL I SITE PLAN



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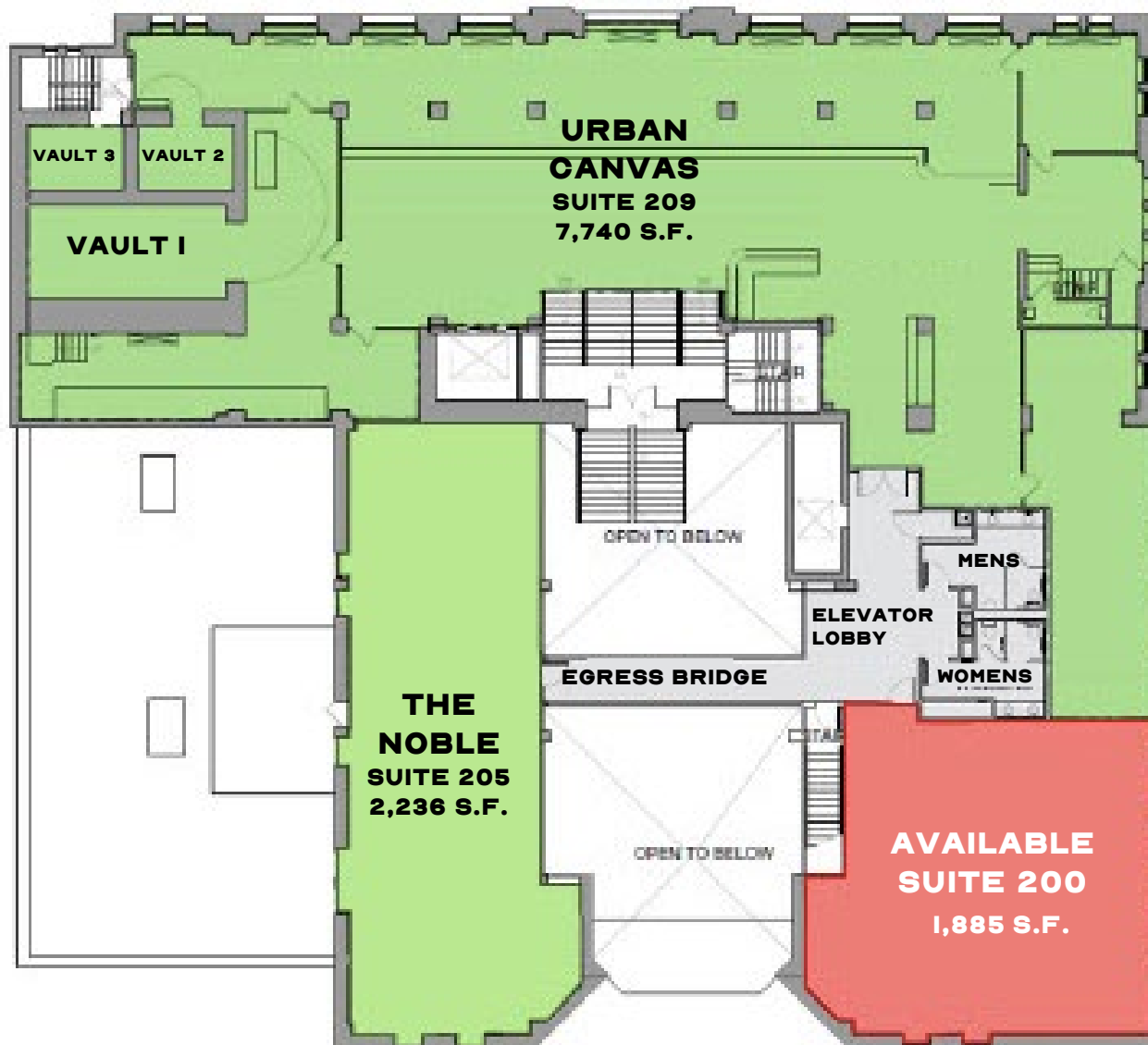
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LEVEL 2 SITE PLAN



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NOTABLE
TENANT

THE NOBLE

A HISTORIC WEDDING VENUE
THAT FEATURES AN ART DECO
INTERIOR, VAULTED CEILINGS,
AND AN ABUNDANCE OF
NATURAL LIGHT.



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