

OWNER USER INVESTMENT SALE

FOR SALE

6762 Chippewa Street
St. Louis, MO 63109



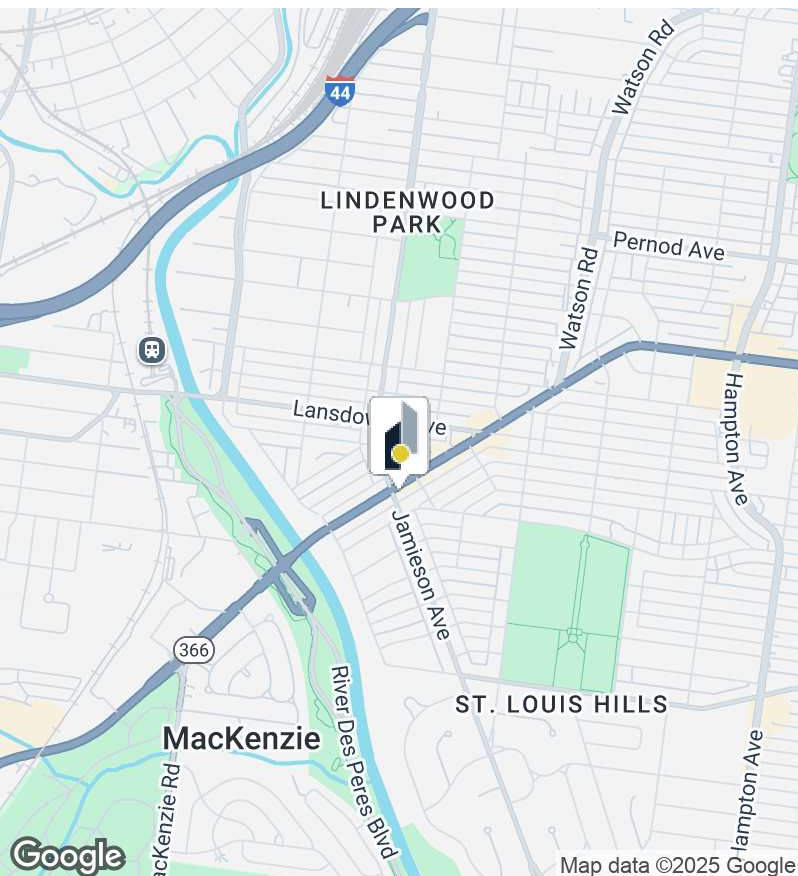
PROPERTY FEATURES



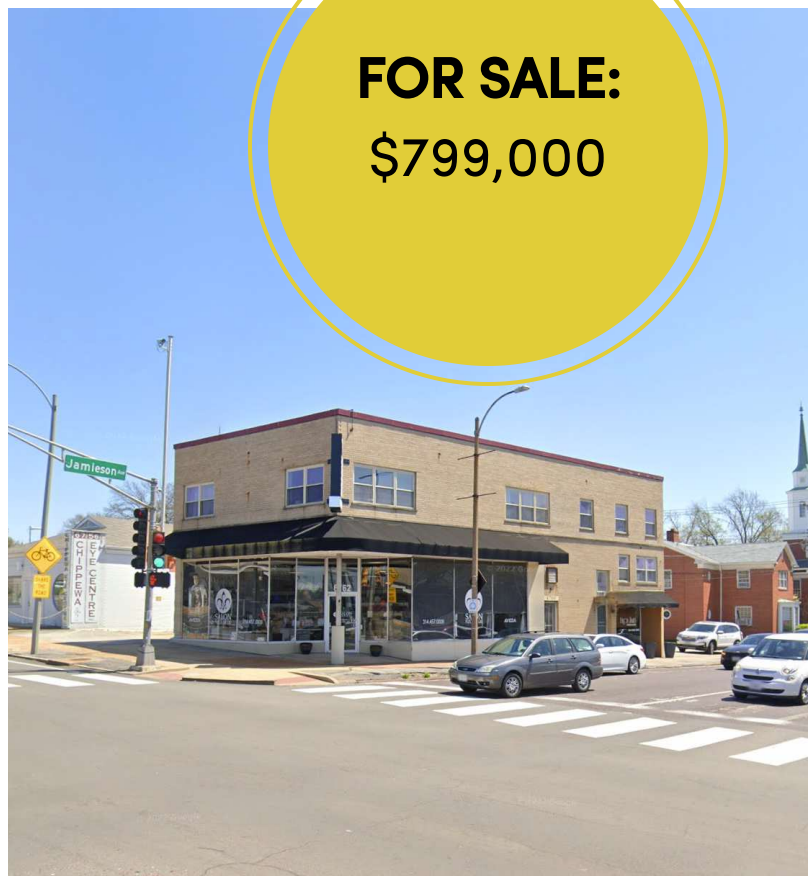
- Turn Key Salon
- Highly visible location at corner of Chippewa and Jamieson
- Off street parking
- Total building size 4,500 SF



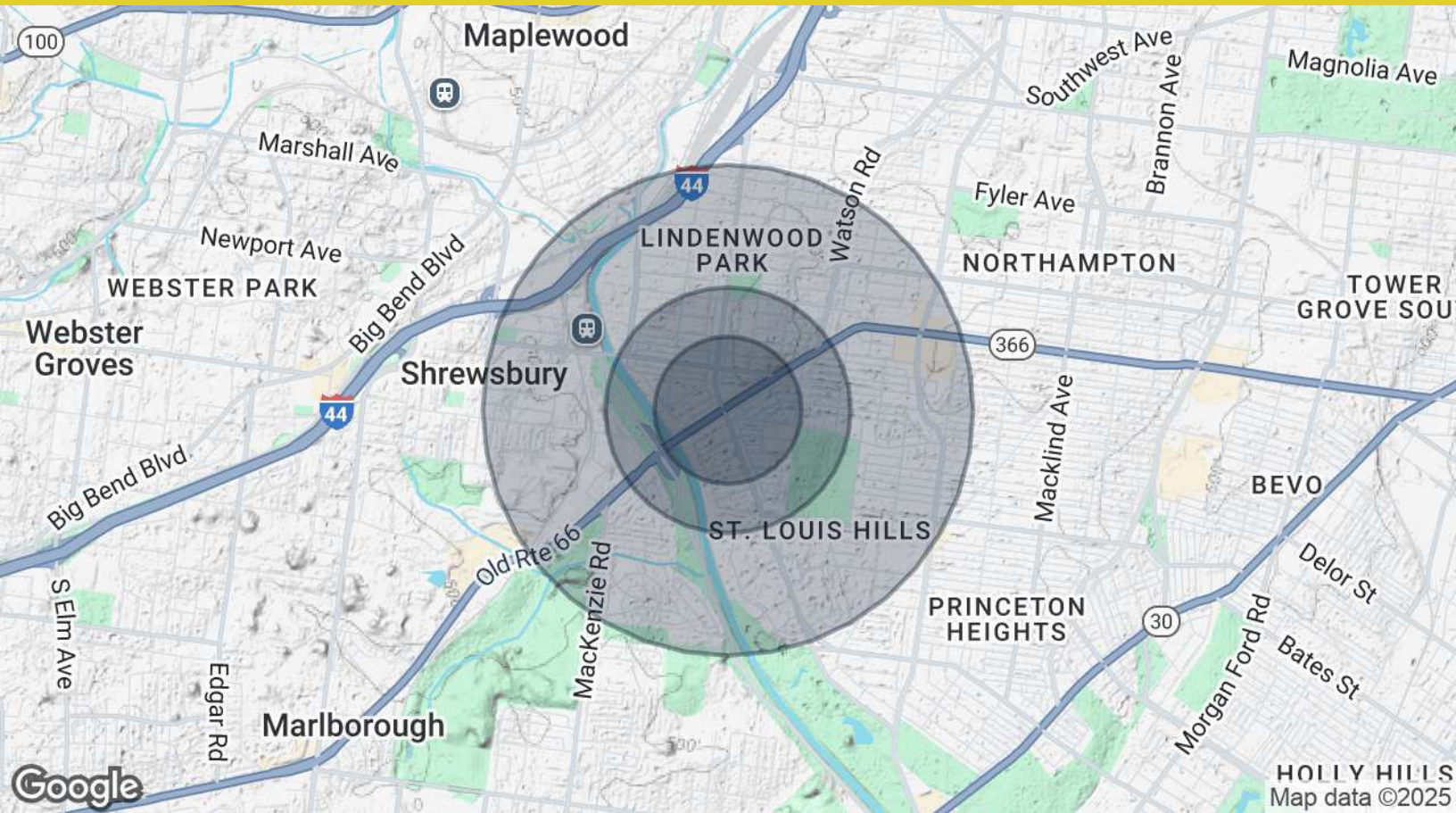
- Close proximity to various retail stores and restaurants: Subway, Ted Drew's, Starbucks, Panera, Target, Schnucks, Chick-fil-a, and more



FOR SALE:
\$799,000



DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,521 | 4,581 | 15,120 |
| Average Age | 44 | 43 | 43 |
| Average Age (Male) | 43 | 42 | 42 |
| Average Age (Female) | 44 | 44 | 44 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 838 | 2,447 | 7,569 |
| # of Persons per HH | 1.8 | 1.9 | 2 |
| Average HH Income | \$83,641 | \$86,318 | \$101,148 |
| Average House Value | \$323,801 | \$310,254 | \$318,417 |

Demographics data derived from AlphaMap



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