

**FREESTANDING
RETAIL ON SOUTH
KINGSHIGHWAY**



JACK JUNKER

Phone: 314.647.6611 ext. 122
JackJ@ManorRealEstate.com

EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**3637 S KINGSHIGHWAY BOULEVARD
ST. LOUIS, MO 63109
11,250 S.F.
\$9.00/S.F. N.N.N. (\$3.08)**

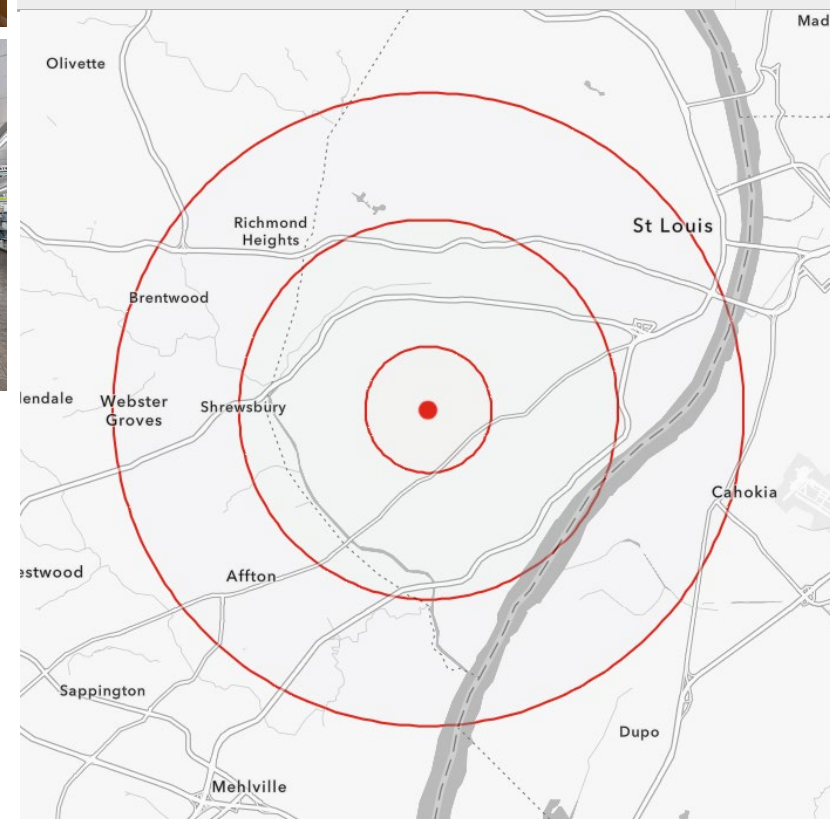
PROPERTY INFORMATION



- FREESTANDING 11,250 SF RETAIL BUILDING
- PROMINENT KINGSHIGHWAY FRONTAGE
- CURRENT DOLLAR TREE - AVAILABLE 1/1/2027
- 25 PARKING SPACES
- WALK IN FREEZER AND DRIVE IN LOADING ENTRANCE
- ZONED NEIGHBORHOOD COMMERCIAL-F

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		21,828	161,797	345,513
HOUSEHOLDS		11,852	83,165	172,554
AVERAGE HH INCOME		\$80,086	\$96,308	\$106,492



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SITE



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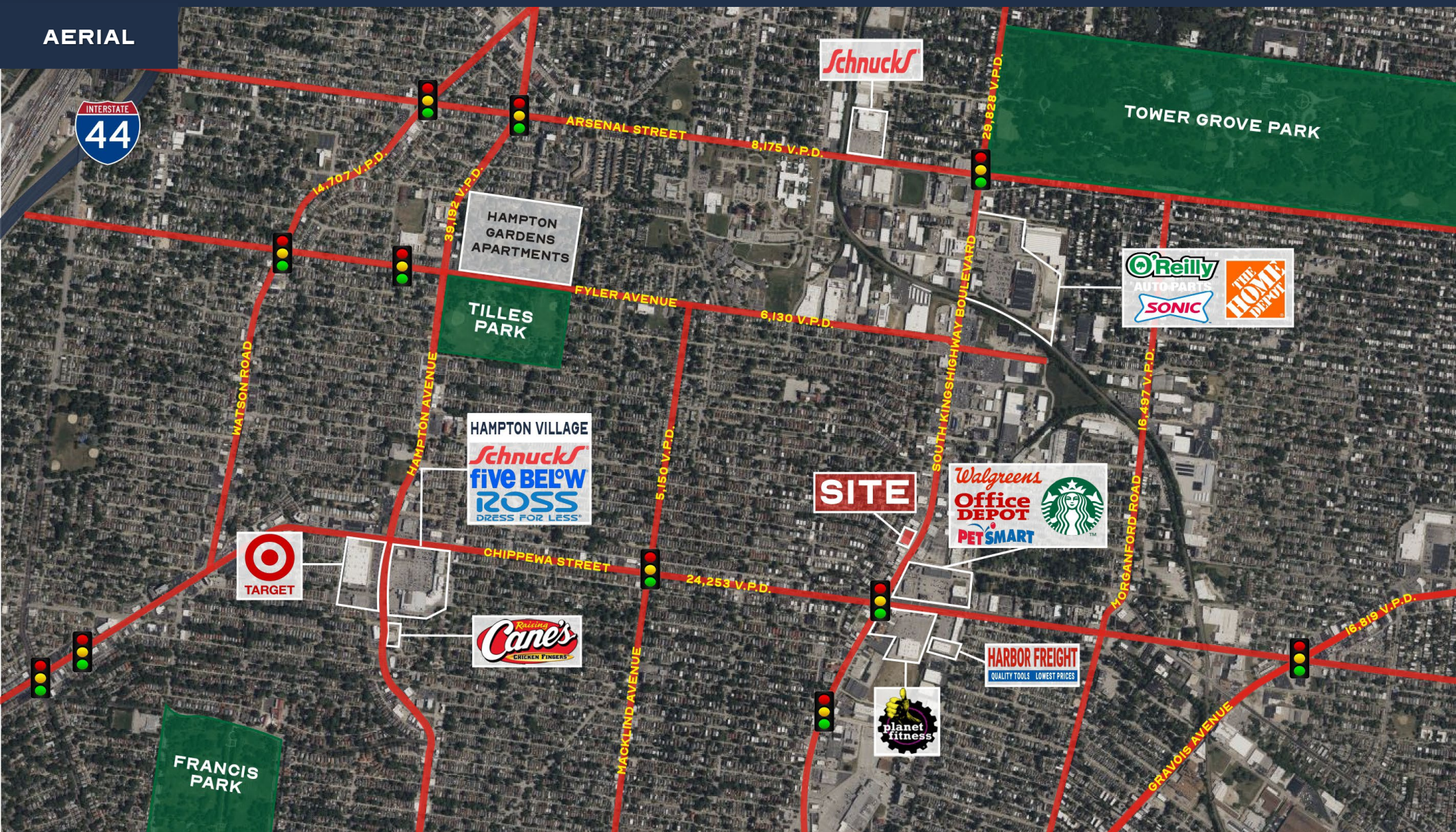
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AERIAL



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