



12-14 n newstead

st. louis, mo 63108

redevelopment
opportunity
in the central
west end



PROPERTY HIGHLIGHTS

- 11,800 SF Two-Story Building
- Large Parking Lot Included: Potential for New Construction/Expansion
- Premier CWE Location
- Historic Tax Credit Eligible
- Potential to Utilize 3rd Floor Attic to Increase GBA
- Multiple redevelopment options: Apartment Concept Plans Available
- Newer roof

OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	24,898 SF 0.57 AC
Building Size:	11,800 SF

PROPERTY DESCRIPTION

Salient Realty Group is pleased to offer 12-14 North Newstead Avenue to the market. This turn of the century former police station is one of the very last historic redevelopment opportunities in St. Louis' most illustrious neighborhood: The Central West End. Newstead holds a place on the National Register of Historic Places and is eligible for Federal and State Historic Tax Credits. Concept plans are available to add apartments in the huge attic, bringing the total building area to +/- 15,000 square feet.

Included in the sale is a half-acre + parking lot furthering Newstead's status as a one of a kind redevelopment opportunity. Parking in CWE is very limited; so having this lot behind the building is very valuable and rare. With this size of lot, there is also potential to add a building or an expansion behind the property as well.

Please reach out to the brokers for more information or to set up a tour. Survey and plans are available upon request.



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LOCATION - CENTRAL WEST END NEIGHBORHOOD

The Central West End is one of America’s top ten neighborhoods as awarded by the American Planning Association. The CWE is the densest zip code in Missouri and is home to Forest Park (12,000,000 annual visitors), St. Louis’ largest employer (Barnes-Jewish Hospital), two large universities (40,000 students), and the Cortex Innovation District (\$2 billion dollars invested with tenants including Microsoft, Boeing, and Centene).

Below are some of the noteworthy organizations in the immediate vicinity:

Barnes-Jewish Hospital: 0.40 miles from the property. 9,500+ employees, which makes it the largest employment base in the Metro area. One of the top hospitals in the nation.

Washington University Medical Campus: 0.14 miles from the property. Renowned institution for medical education, research, and innovation. The campus’s influence extends far and wide, attracting students, faculty, researchers, and medical professionals from across the globe.

CORTEX: 0.13 miles from the property. \$2 billion development that contains many large and start-up tech companies, including Microsoft, Boeing, Centene, DuPont and many others.



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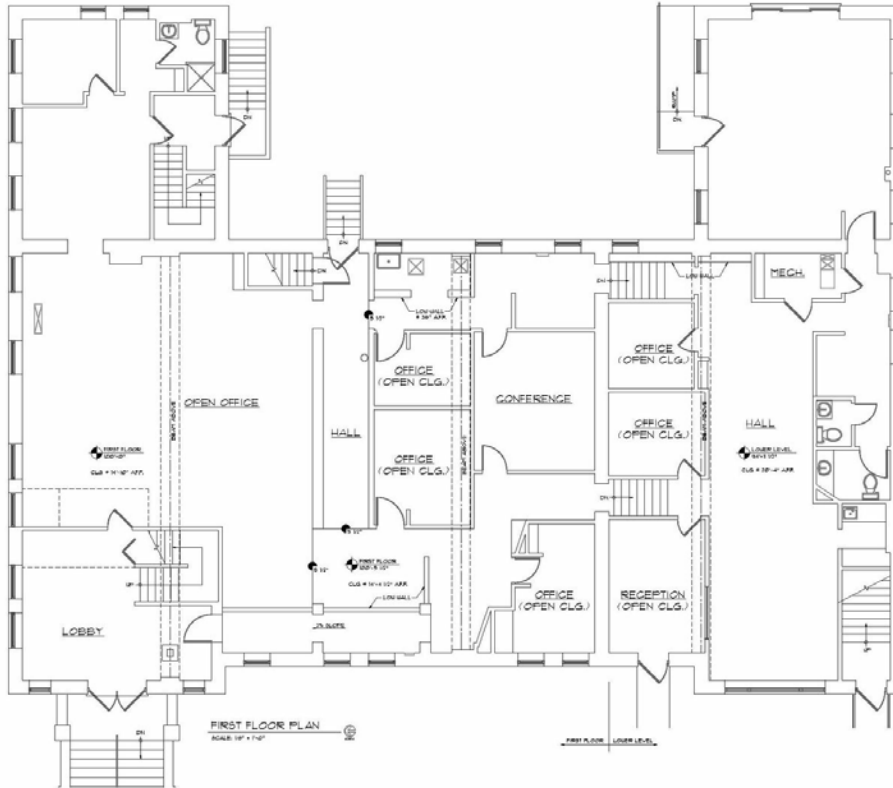
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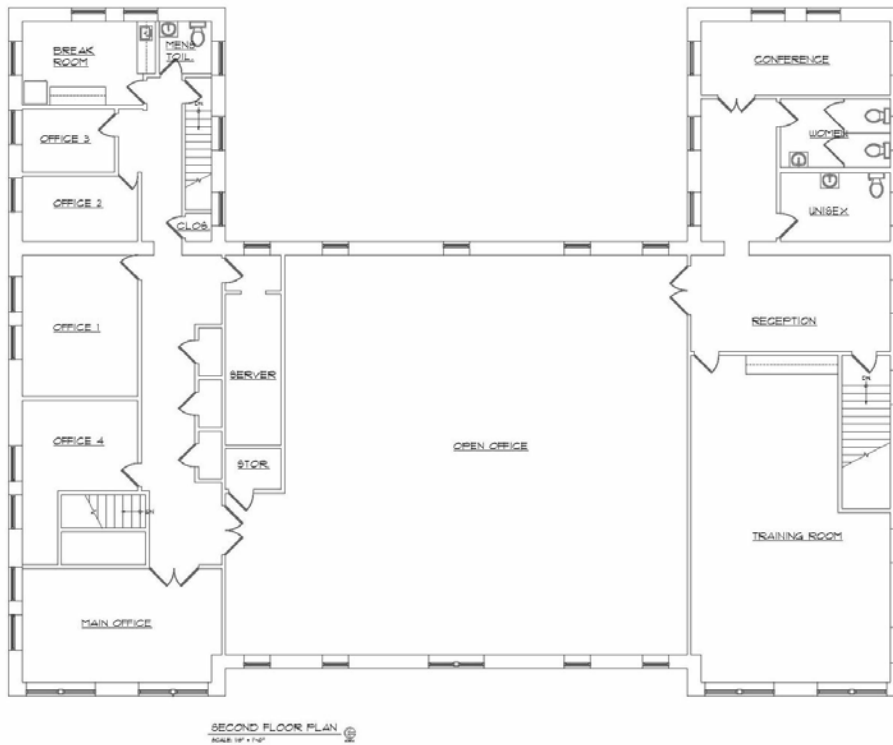
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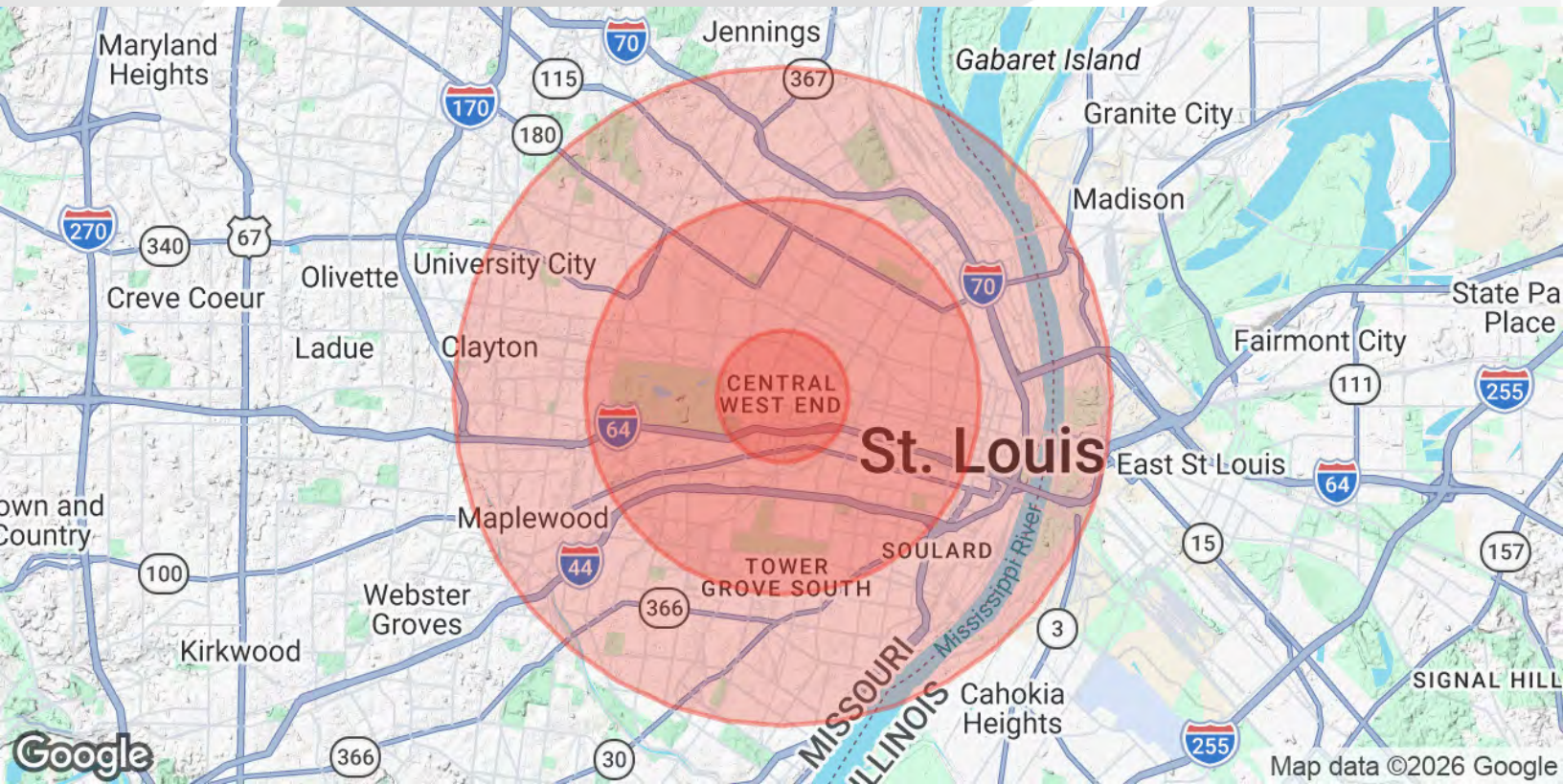
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,905	144,972	352,297
Average Age	36.4	36.8	37.1
Average Age (Male)	35.5	35.5	35.8
Average Age (Female)	37.3	38.0	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	12,581	87,049	197,871
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$71,526	\$56,514	\$61,223
Average House Value	\$270,425	\$187,179	\$177,627

2020 American Community Survey (ACS)



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