



FOR SALE

8915 S Broadway | St. Louis, MO 63125

8915 S Broadway

8915 S Broadway



**FOR SALE
REDUCED PRICE
\$595,000**

Property Highlights

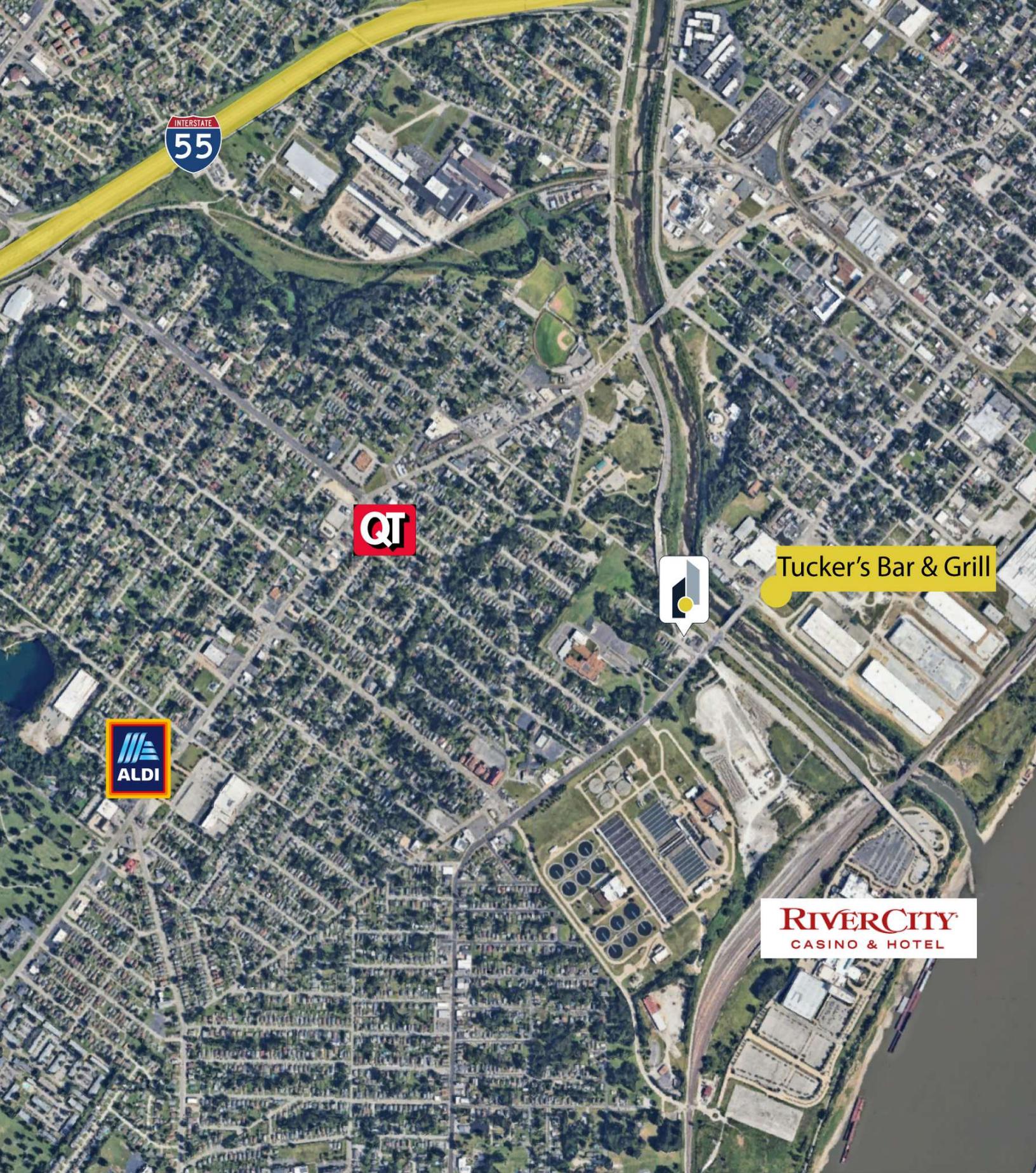
- 6,000 SF flex building for sale
- Sites on 1.3+ acres
- Located on hard corner of S Broadway and River City Casino Blvd
- One (1) Drive-in (15' x 18')
- Less than 1-mile from I-55 and River City Casino



Dan Merlo, CCIM
dmerlo@intcre.com
(314) 270-5993
Principal



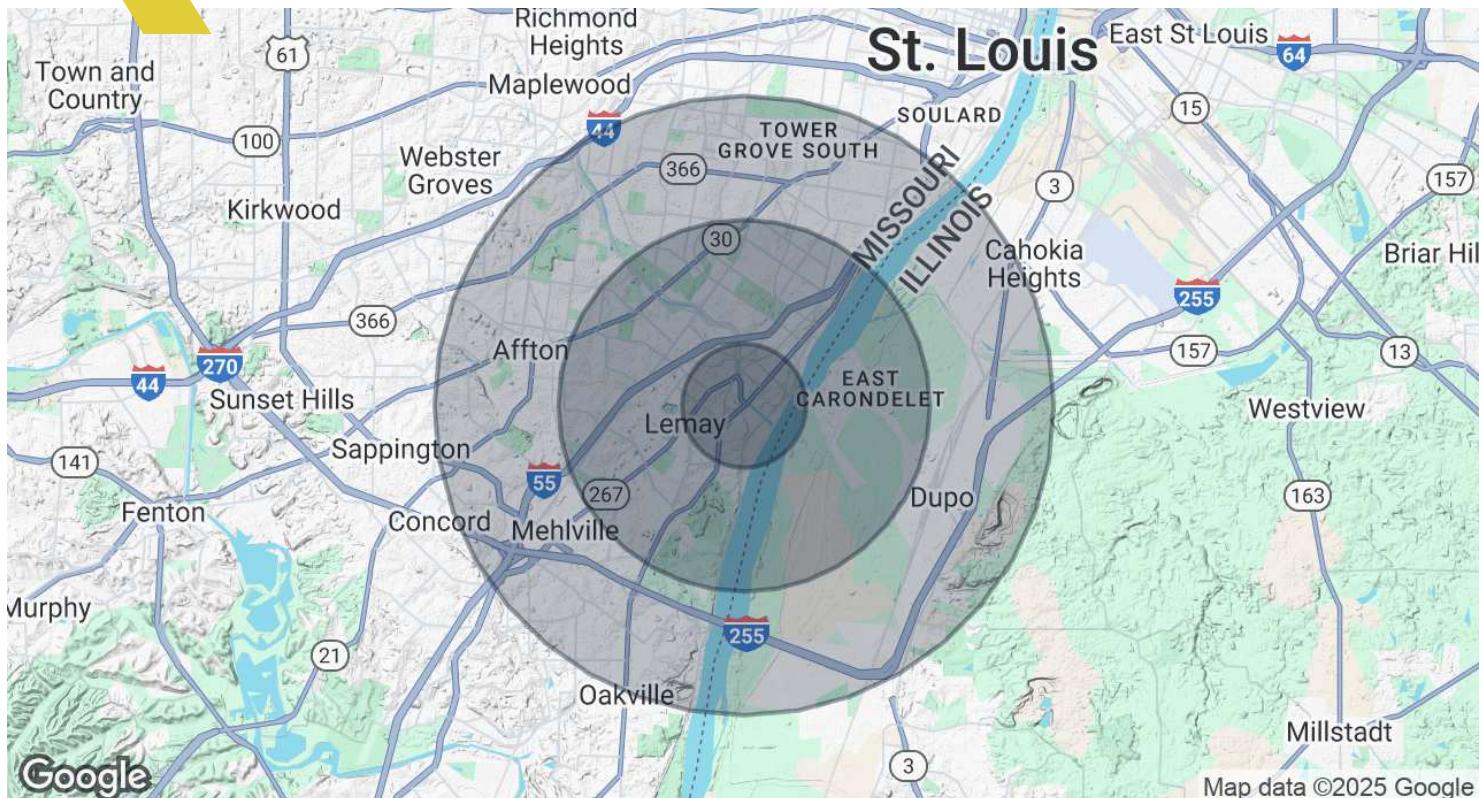
Austin Dazey
adazey@intcre.com
(636) 346-3490
Associate | Brokerage



This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Demographics Map & Report

8915 S Broadway



Population	1 Mile	3 Miles	5 Miles
Total Population	11,211	89,020	259,930
Average Age	34.6	38.4	37.5
Average Age (Male)	35.1	37.1	35.9
Average Age (Female)	34.1	39.6	38.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,411	38,662	114,235
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$42,119	\$50,374	\$52,349
Average House Value	\$109,538	\$129,643	\$150,594

2020 American Community Survey (ACS)