



**FOR SALE**

8915 S Broadway | St. Louis, MO 63125

# 8915 S Broadway

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**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**

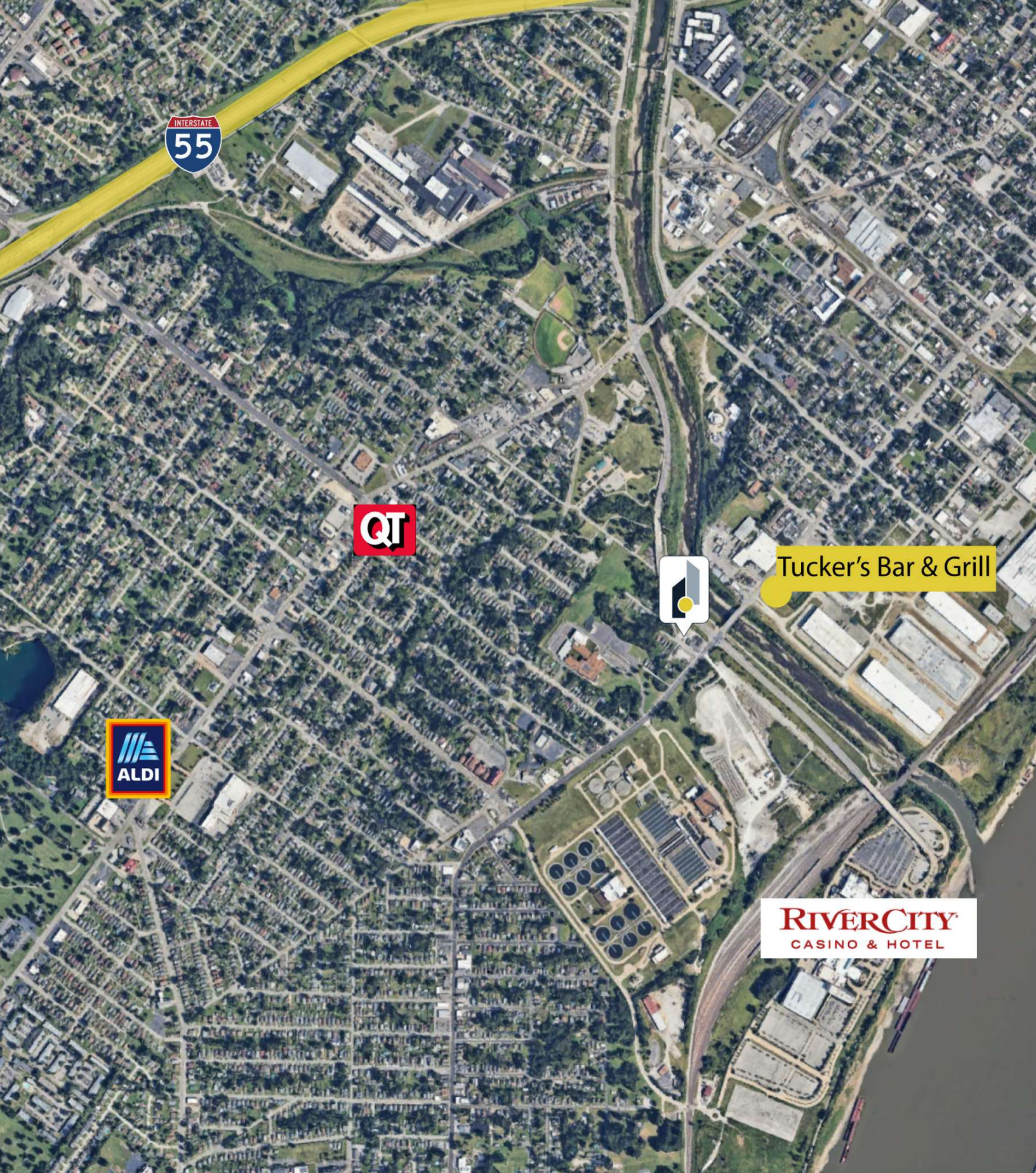
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Principal



**Austin Dazey**

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Associate | Brokerage

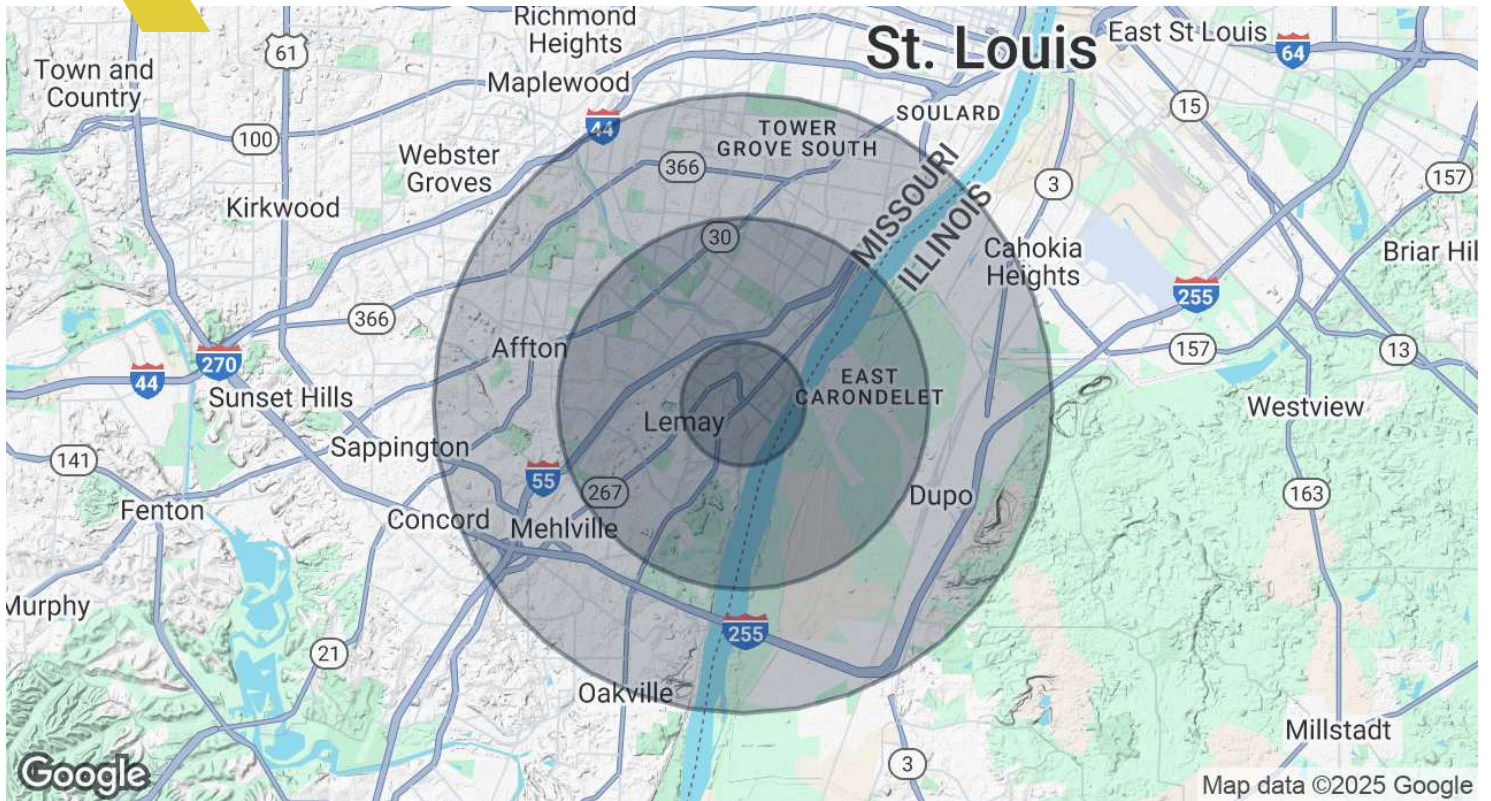






# Demographics Map & Report

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)