



FOR LEASE

1508 Fairview Ave | Saint Louis, MO 63132

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\$6.95 SF/YR NNN

1508 Fairview | 14,200 SF

Property Highlights

- 2 Docks, 1 with leveler
- 12' Clear
- Wet sprinkler system
- 1 ramped drive-in
- Centrally located just minutes away from Lindberg, Olive, Page, and I-170
- Currently 100% Warehouse with 1 Restroom



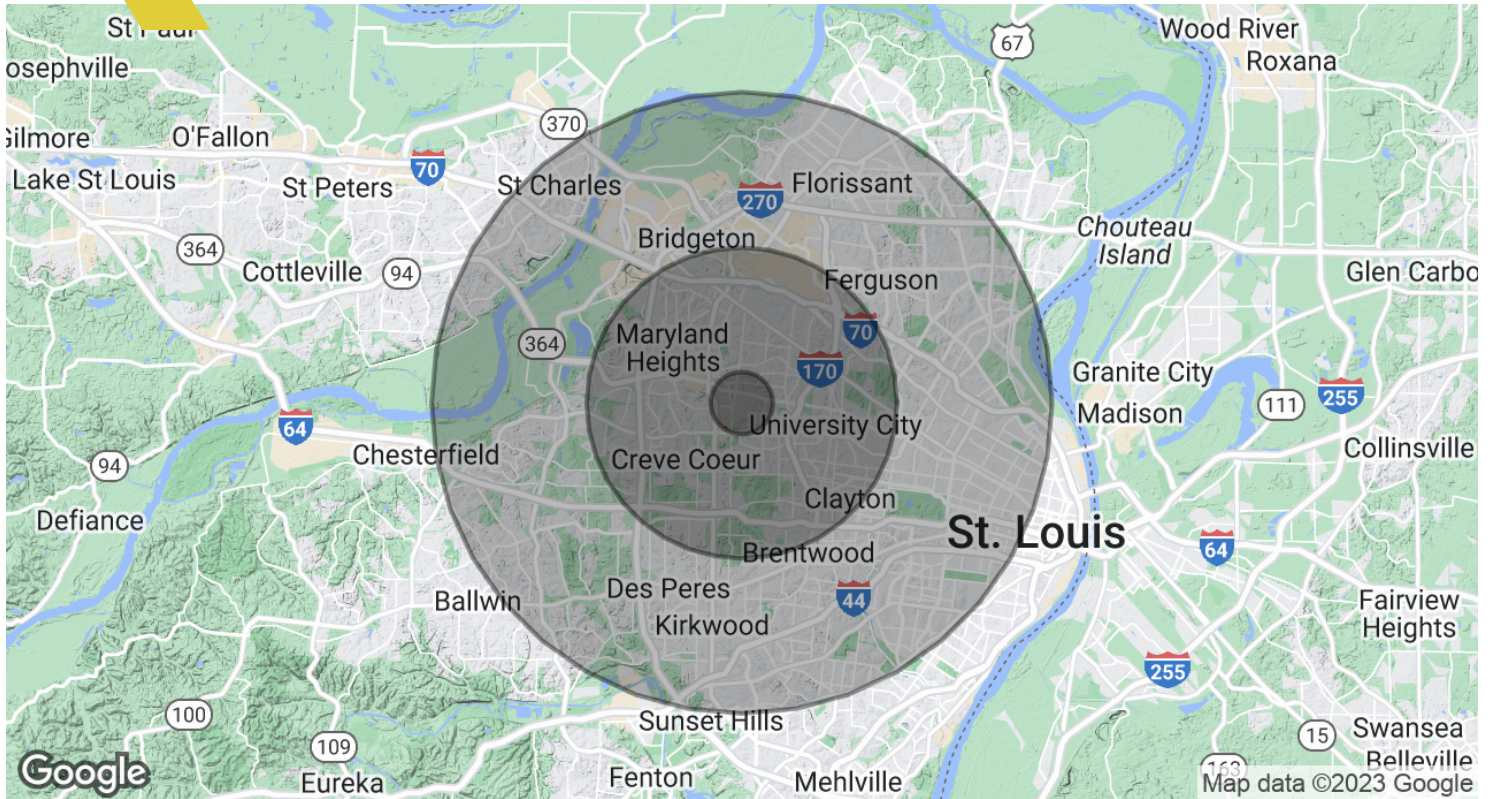
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Demographics Map & Report

1508 Fairview Ave | St. Louis, MO 63132



Population	1 Mile	5 Miles	10 Miles
Total Population	161	21,701	34,057
Average Age	45.3	35.0	37.3
Average Age (Male)	39.8	32.4	36.1
Average Age (Female)	49.7	37.7	38.7
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	79	10,011	15,566
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$57,673	\$47,785	\$54,265
Average House Value	\$175,453	\$103,149	\$126,358

* Demographic data derived from 2020 ACS - US Census