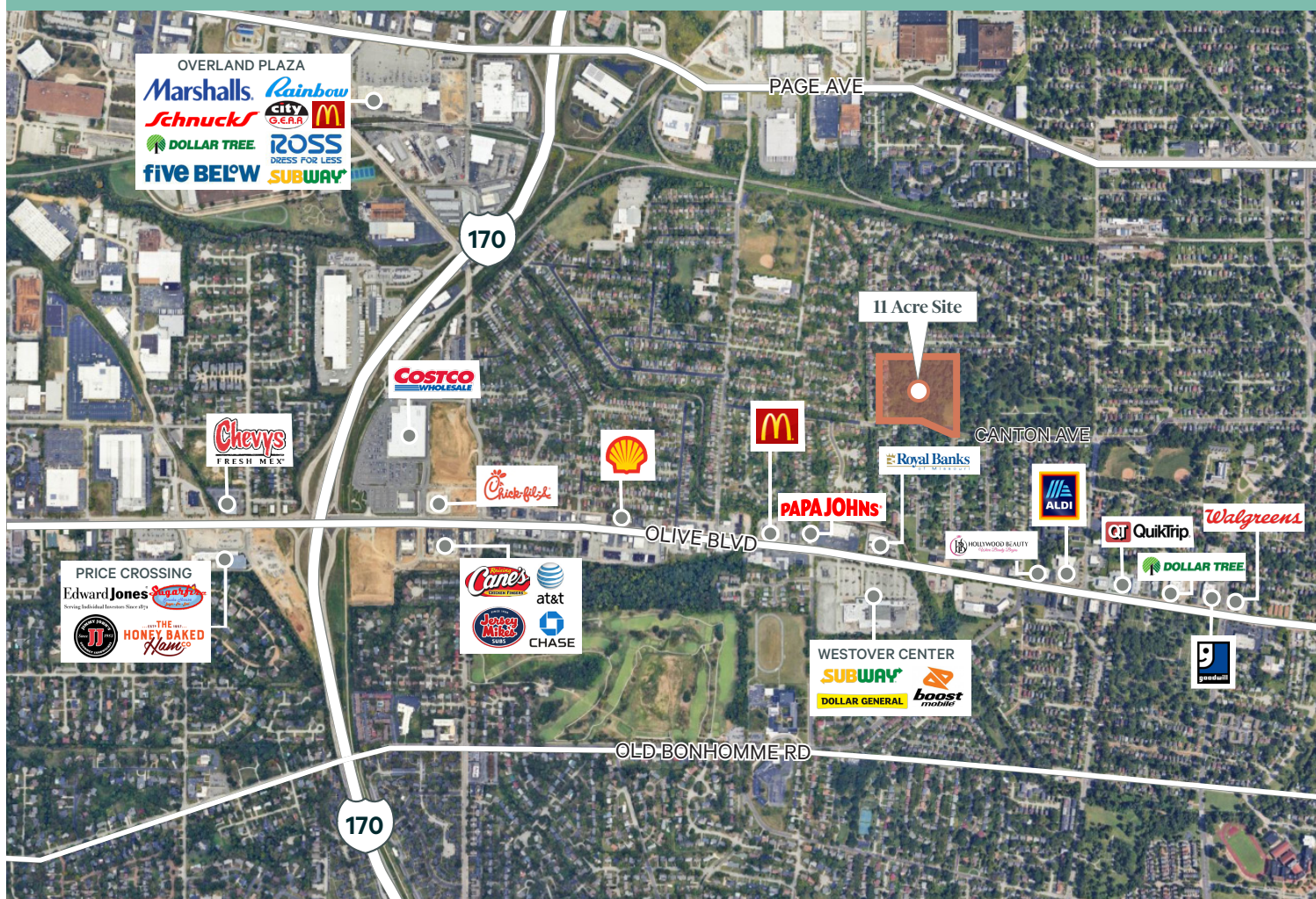


# 7701 Canton Ave

7701 Canton Ave  
University City, MO 63130  
[www.cbre.com/stlouis](http://www.cbre.com/stlouis)

±11 Acres Prime Development Opportunity





7701 Canton Ave  
St. Louis, MO 63130

For Lease

## Property Details

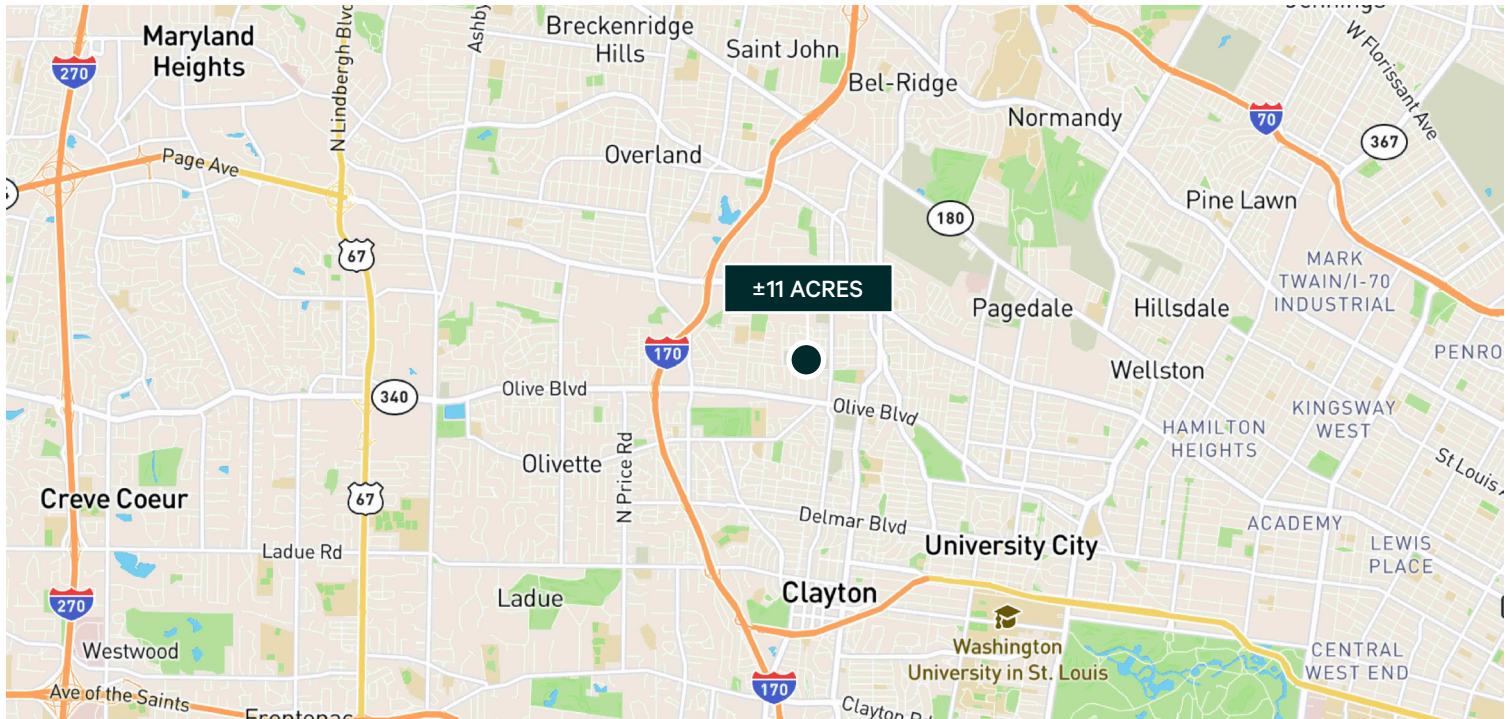
- + Approx. ±11 Acres
- + Excellent demographics with average household income of \$117,565 within a 3-mile radius
- + Ideal for new development: multi-family, senior housing, town houses, single family, institutional, etc.
- + This property is located in the opportunity zone

## Demographic Information

	1-Mile	3-Mile	5-Mile
Population	11,956	109,305	267,817
Average Household Income	\$89,908	\$117,565	\$105,594
Average Home Value	\$297,495	\$426,166	\$390,162
Daytime Population	11,248	136,175	349,935

**SALE PRICE: \$1,197,900 (\$2.50 PSF)**

## Street Map



## Contact Us

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