



1470 S VANDEVETNTER AVE SAINT LOUIS, MO 63110



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3636 S GEYER RD STE 100,
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1470 VANDEVENTER AVE | ST. LOUIS, MO 63110

EXCELLENT LOCATION BETWEEN HWY 64 & HWY 44

BUSINESS SALE PRICE : \$1,650,000

BUILDING SIZE: 27,500 SF | 2 FLOORS

LOT SIZE: 0.83 ACRE

- Fenced Parking Lot 48+/- spaces
- Renovated in 2015
- 2 Full Kitchens with large pantry space
- Dining areas on each floor
- 20+ office spaces
- Multiple open bullpen areas
- Commercial & private bathrooms
- 16 ft clear height
- 4 blocks from The Grove
- 6 minutes from Barnes Jewish Hospital
- 6 minutes from Saint Louis University
- High walkability location
- Zoning: K— Unrestricted District





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Demographic Overview

1470 S Vandeventer Ave

Population (1 mi)

12,206

Avg. HH Size (1 mi)

1.8

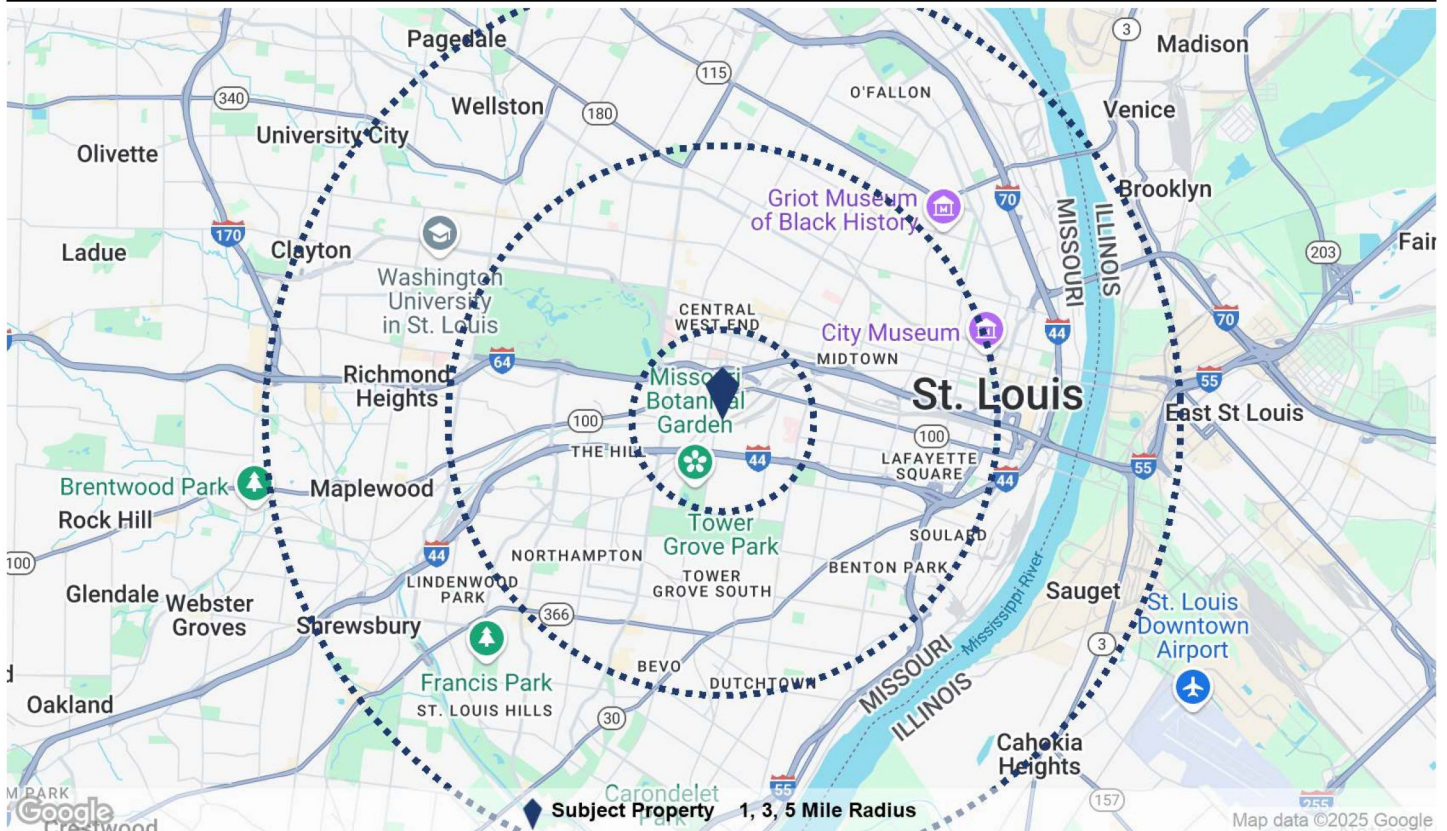
Avg. Age (1 mi)

36

Med. HH Inc. (1 mi)

\$64,942

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2024 Population	12,206	151,580	334,569
2029 Population	11,333	142,568	319,645
Pop Growth 2024-2029	(7.2%)	(6.0%)	(4.5%)
2024 Average Age	36	38	39
Households			
2024 Households	6,247	75,997	157,853
2029 Households	5,802	71,444	150,534
Household Growth 2024-2029	(7.1%)	(6.0%)	(4.6%)
Median Household Income	\$64,942	\$55,021	\$54,000
Average Household Size	1.8	1.9	2.0
Average HH Vehicles	1	1	1
Housing			
Median Home Value	\$293,553	\$211,157	\$197,826
Median Year Built	1947	1947	1947

