

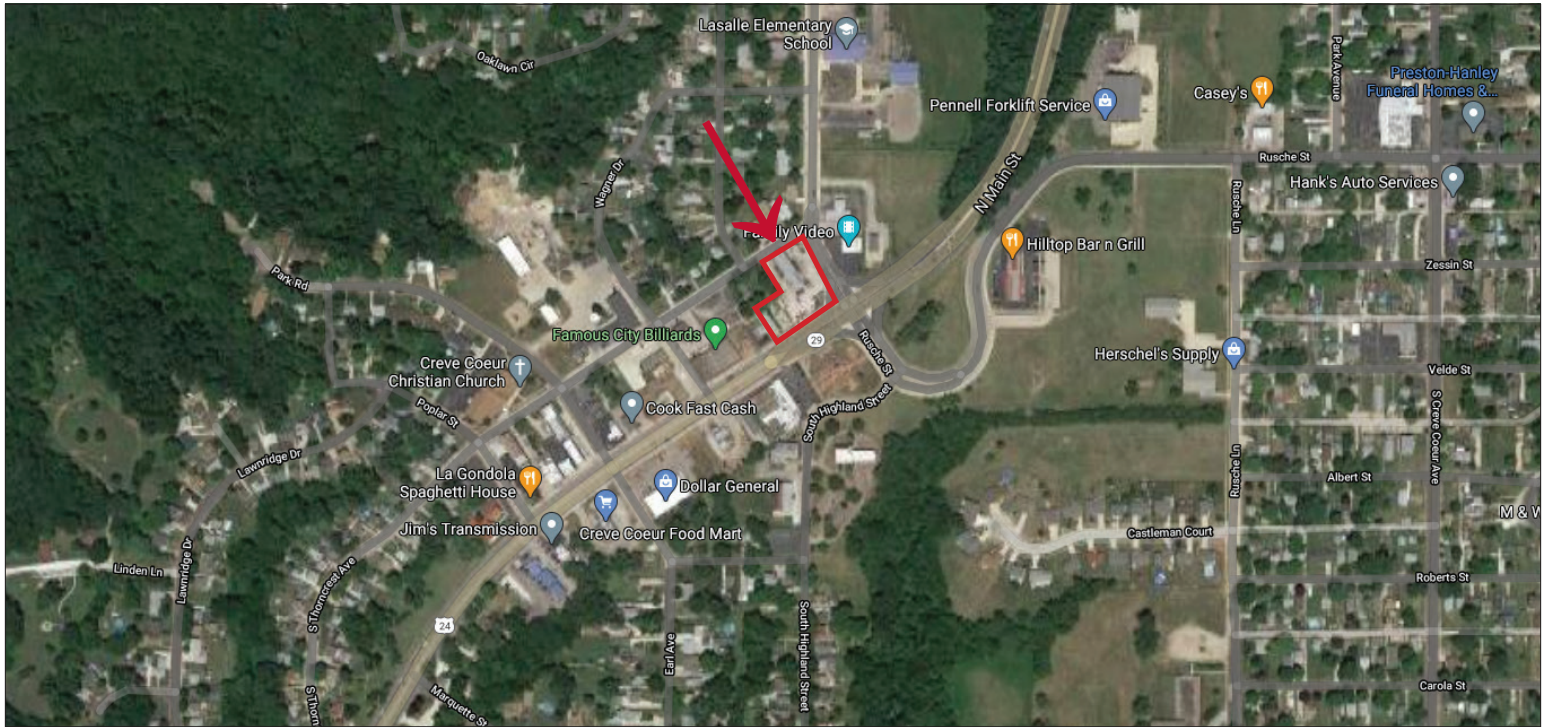


- Development opportunity in the highest traffic area in Creve Coeur.
- Opposite Hilltop Diner and Family Video.
- Currently features a rented Billboard on Property, as well as 4 commercial units and 3 residential units. 85% occupied.
- Incentives may be available from the City of Creve Coeur for development.
- Includes 6 adjacent parcels with valuable corner frontage.



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PROPERTY DETAILS

PROPERTY TYPE	RETAIL/OFFICE
BUILDING SIZE	4,400 SF
ZONING	COMMERCIAL
YEAR BUILT	1948
LOT SIZE	.73 ACRES
REAL ESTATE TAXES (2019)	\$4274.00
SALE PRICE	\$429,000

DEMOGRAPHICS (2020 EST.)

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	4,230	29,755	105,181
HOUSEHOLDS	1,722	11,964	41,453
INCOME	\$51,290	\$44,996	\$49,993



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