

# 10,513 SF FREESTANDING BUILDING ON 1.45 ACRES

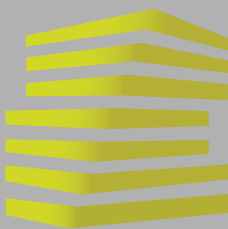
3144 S. KINGSHIGHWAY BLVD

ST. LOUIS, MO



**LOCATION.**  
commercial real estate





# 3144 S. KINGSHIGHWAY BLVD

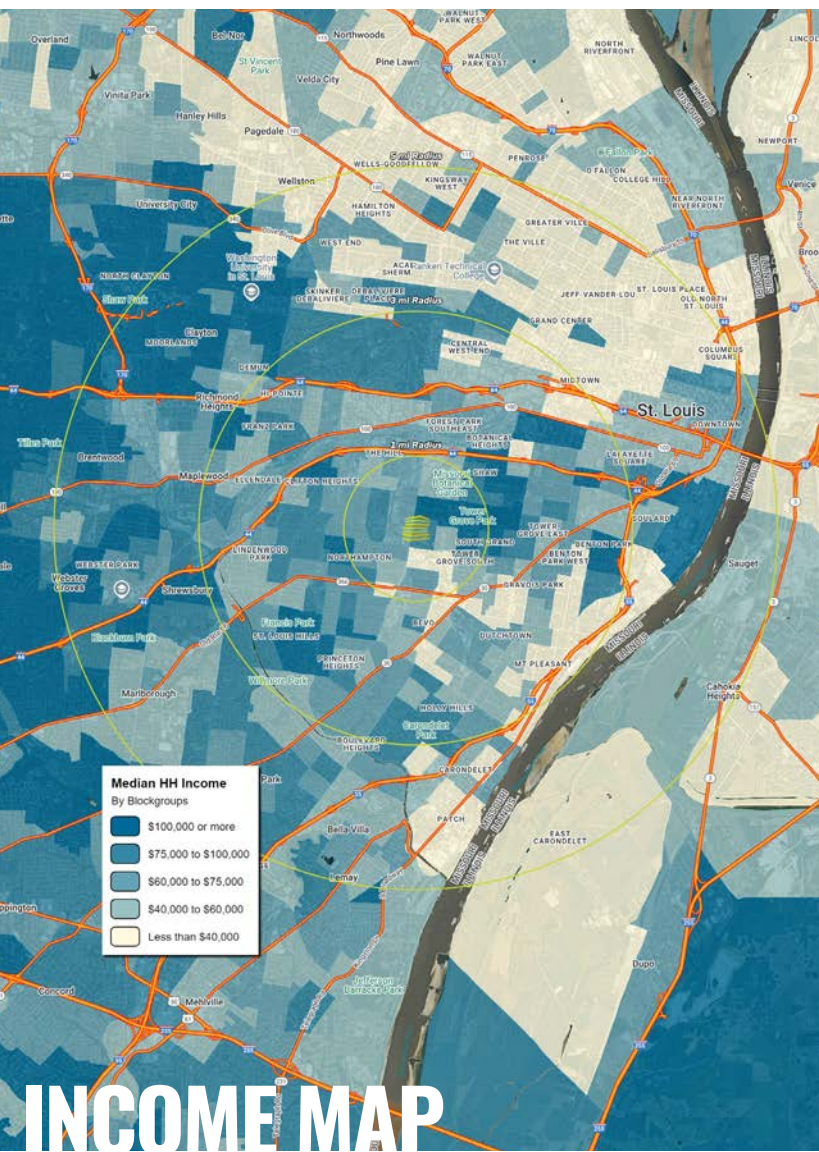
## NEIGHBORHOOD VIBE

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### TRADE AREA OVERVIEW

True to its name, South City is the southern section of St. Louis City, extending from the Mississippi River to the east, the Carondelet area to the south, River Des Perre to the west, and I-44 to the north. South City boasts a diverse group of neighborhoods with something for everyone and no shortage of activities.

Tower Grove South is a neighborhood of St. Louis, Missouri. Formerly known as Oak Hill, Tower Grove South is bounded by Arsenal Street on the north, Chippewa Street on the south, Kingshighway Boulevard on the west, and Grand Boulevard on the east. The majority of the neighborhood was built following the extension of streetcar lines from downtown St. Louis.

Commercial development in the neighborhood is concentrated on Grand Boulevard in the east and Morganford Road in the west of the neighborhood. There are also scatterings of commercial and mixed use buildings on interior intersections. Tower Grove South is a major urban success story of the last 15 years. It's got the makings of the perfect St. Louis neighborhood: a stunning park within walking distance, 2 major commercial districts, fabulous architecture and a strong neighborhood association. The neighborhood has a progressive feel.

### DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>POPULATION</b>	<b>17,460</b>	<b>168,430</b>	<b>356,188</b>
<b>HOUSEHOLDS</b>	<b>9,599</b>	<b>85,359</b>	<b>173,035</b>
<b>EMPLOYEES</b>	<b>9,255</b>	<b>79,499</b>	<b>239,858</b>
<b>MED HH INCOME</b>	<b>\$69,814</b>	<b>\$64,550</b>	<b>\$67,834</b>

### AREA RETAIL | RESTAURANTS



**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices

**PETSMART**



*Walgreens*

**SUBWAY**

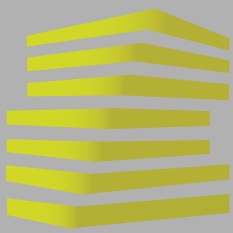
**Office DEPOT**

**Burlington**

**BIG LOTS!**

**Jack**  
in the box





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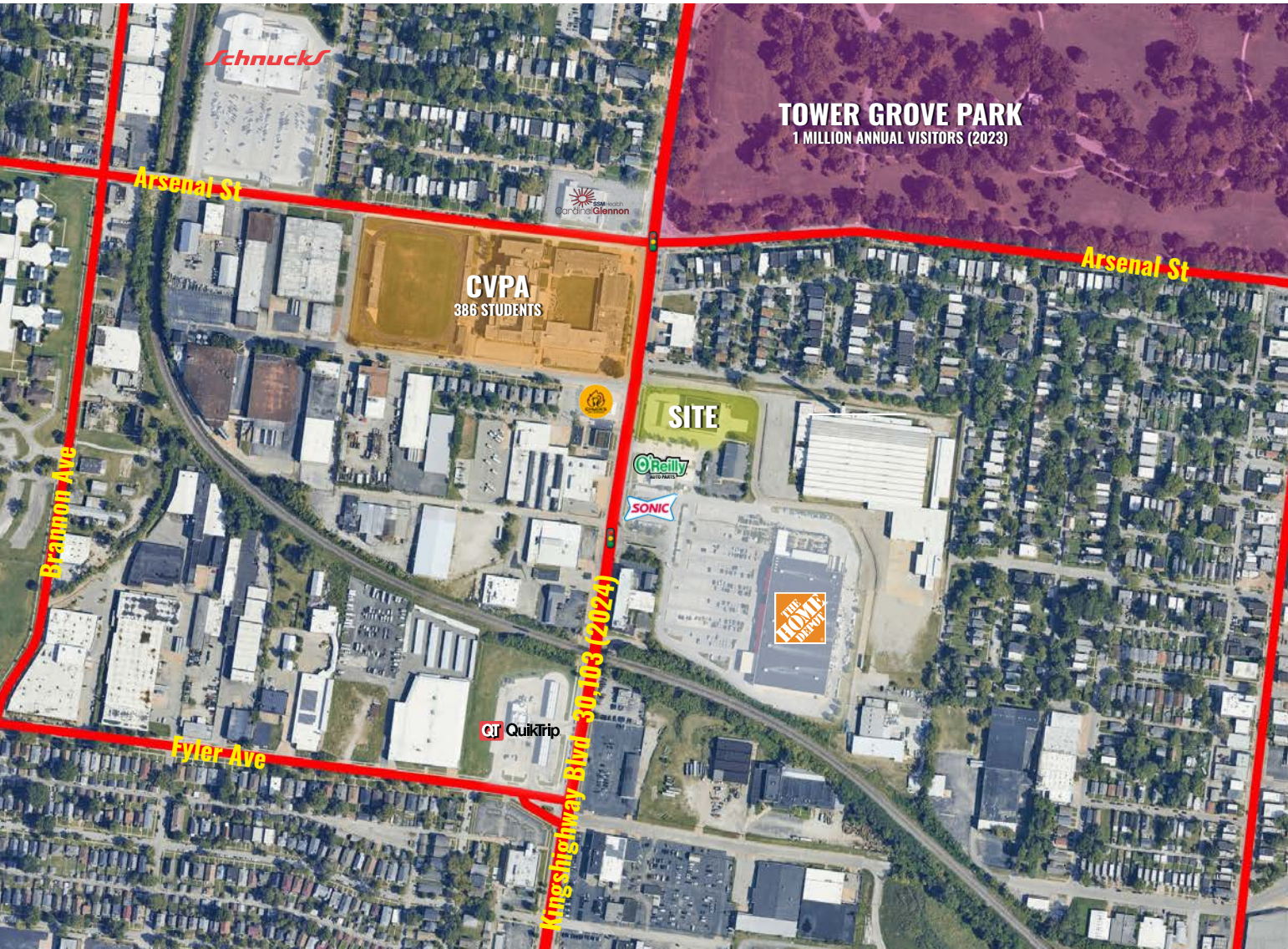
## ZOOM AERIAL + DETAILS

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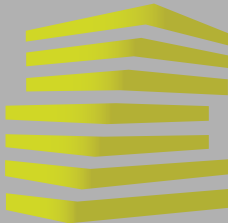
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- 10,513 SF FREESTANDING BUILDING SITTING ON 1.45 ACRES IN SOUTH ST. LOUIS CITY AVAILABLE FOR LEASE
- EXCELLENT VISIBILITY TO OVER 25,000 VPD ON S. KINGSHIGHWAY BLVD
- CONVENIENTLY LOCATED NEAR THE INTERSECTION OF S. KINGSHIGHWAY BLVD AND ARSENAL ST
- EASY ACCESS VIA SIGNALIZED ENTRANCE TO HOME DEPOT (910K ANNUAL VISITS)
- NEIGHBORING AREA RETAIL INCLUDES HOME DEPOT (910K ANNUAL VISITS), SCHNUCKS (1.4M ANNUAL VISITS), AND PETSMART (236.5K ANNUAL VISITS)
- PLEASE CALL BROKERS FOR PRICING AND ADDITIONAL INFORMATION

\*\* VISITOR DATA PROVIDED BY PLACER.AI





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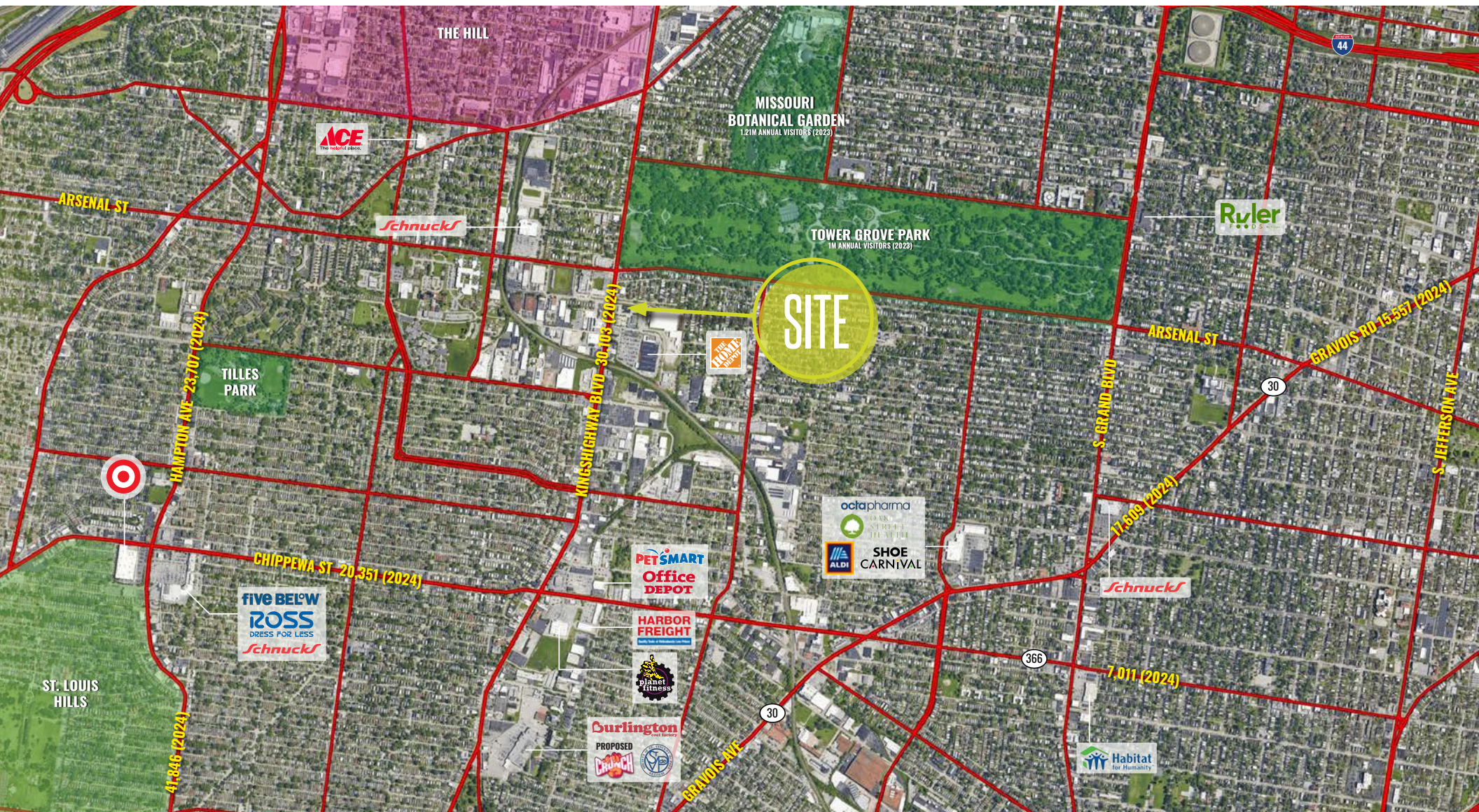
## MARKET AERIAL

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