



**Russell Boulevard - 4,000 VPD**

**Gravois Avenue  
17,000 VPD**

**QSR with Drive-Thru**

1807 Gravois Ave | Saint Lois, MO

**For Lease or Sale**

*For Lease*

Asking Annual Rent:  
**\$80,000**

Asking Rent/SF (Mo):  
**\$23.89**

Lease Type:  
**NNN**

## Property Information

Property Name	Quick Serve Restaurant (QSR) with Drive-Thru
Address	1807-1817 Gravois Avenue
City/State/Zip	Saint Louis, MO 63104
Parcel ID	133700-01100; 133700-01000
Rentable Area	3,348 SF
Lot Size	0.63 Acres
Parking Spaces & Ratio	±45 Spaces   13.44 / 1,000 SF
Access	Ingress / Egress on Gravois and Russell
Traffic Counts	21,000 VPD Combined
Year Built/Renovated	1976/2017
Ownership	Fee Simple

# Property Highlights

- ✔ Opportunity to purchase or lease a 3,348 SF QSR restaurant with drive-thru | Drive-thrus have been proven to increase sales by as much as 70% in certain cases.
- ✔ Excellent Ingress/Egress with two points of access on Gravois Ave and two on Russell Ave
- ✔ Excellent Visibility & Exposure as it is situated at a hard corner and signalized intersection | 21,000 VPD (2022) | 194 FT of frontage on Gravois Ave and 188 FT on Russell Blvd
- ✔ Exceptional Parking & Large Parcel | ±45 parking spaces and 0.78 acres of land. Parking Ratio of 13.44 / 1,000 SF.
- ✔ Strategic Retail Location | A rocks throw away from both Interstate 55 and Interstate 44 and walking distance to downtown Saint Louis
- ✔ Nearby National Tenants | McDonald's, Taco Bell, Walgreens, O'Reilly, Taco Bell, Rally's, and White Castle
- ✔ Prime QSR Target Demographics | AHI: \$84,308 (1-mile) | Daytime Population: 365,194 (5-miles)
- ✔ The metro is expected to add more than 36,400 people through 2027, which will result in the formation of approximately 20,900 households
- ✔ St. Louis is highly ranked for its logistics infrastructure, bolstered by its central location and easy access to major waterways. It is a significant inland port.
- ✔ The region is emerging as a large financial services center, with seven Fortune 500 companies headquartered there: Centene Corp., Emerson Electric, Reinsurance Group of America, Jones Financial, Olin, Ameren and Graybar Electric.

# Property Demographics

	1-Mile	3-Miles	5-Miles
Area Population (2022)	18,422	113,079	269,934
Total Households (2022)	8,941	50,330	122,105
Average Household Income (2022)	\$84,308	\$64,972	\$65,496



**Ray Germain**  
**Owner/Licensee**

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