

For Sale

NAIDESCO

3663 Forest Park Ave
St. Louis, MO 63108



Property Highlights



For Sale
±0.95 AC



Development Opportunity



**Located in the Heart of
Midtown St. Louis**



Sale Price:
\$3,200,000

For more information, please contact:



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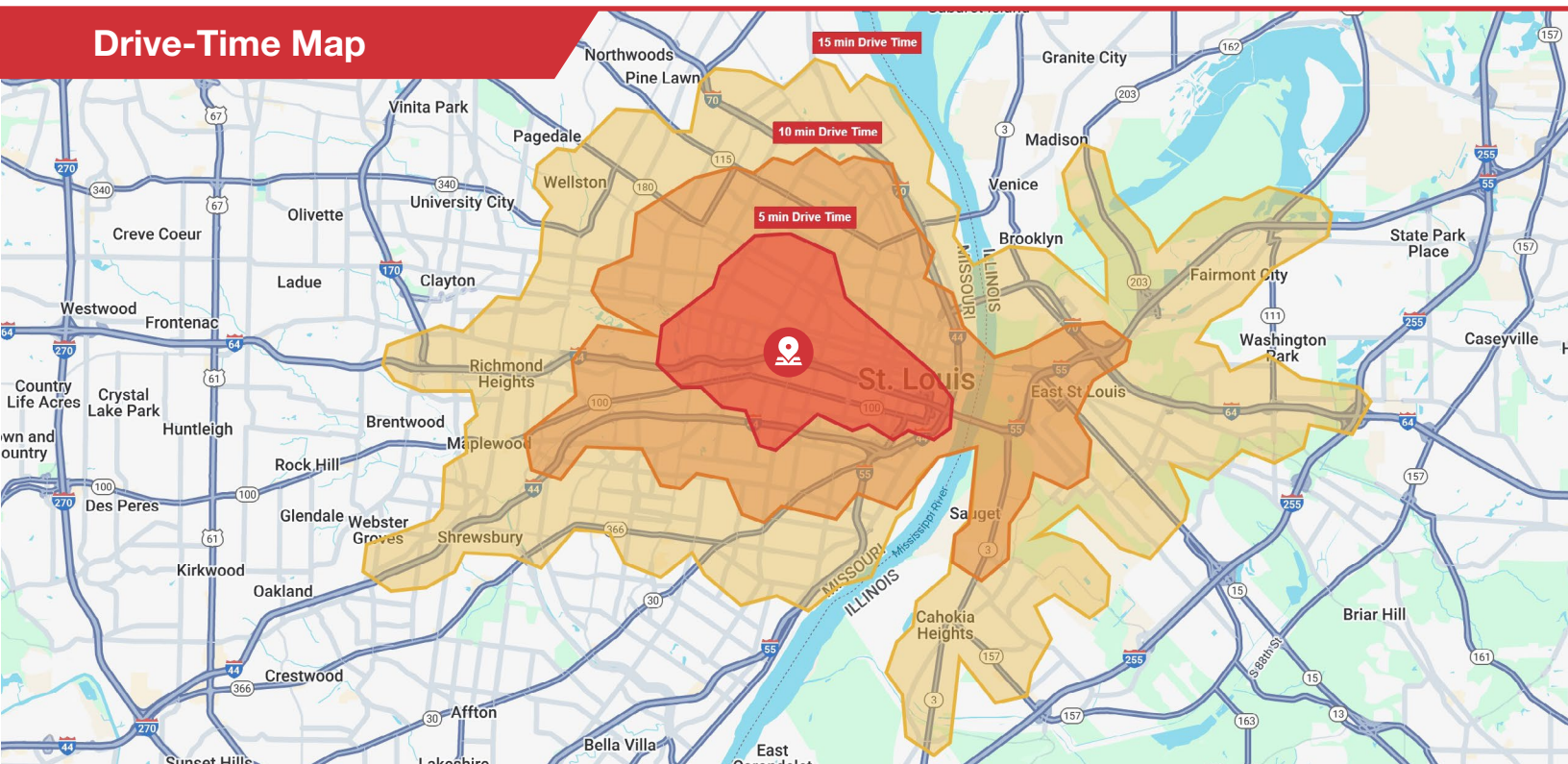
Property Features

- Flat, cleared, and build-ready site
- High visibility on Forest Park Ave with 17,149 VPD
- Convenient access to I-64, Grand Blvd, and downtown St. Louis
- Strong surrounding demographic base, supported by nearby medical, academic, and technology sectors
- Located near major redevelopment projects and high-growth innovation corridors

Land Area	±0.95 AC
Parcel ID	2202-9-130.000
Location	Strategic Midtown location between Saint Louis University & the Cortex Innovation District
Zoning	J – Industrial/Commercial

 **Sale Price: \$3,200,000**

Drive-Time Map



Demographics



	POPULATION	DAYTIME POPULATION	AVG. HH INCOME	HOUSEHOLDS
1 MILE	16,660	34,634	\$69,565	7,658
3 MILES	140,250	175,663	\$94,293	71,383
5 MILES	299,980	281,628	\$93,866	144,040

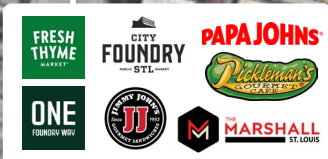




Cortex Innovation District
 200-acre globally recognized,
 thriving innovation District.
 Total Employment: 6,000+

St. Louis University
 13,000+ students &
 5,000+ faculty/staff

**Harris-Stowe State
 University**
 1,098 students



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