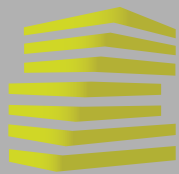


3 4 0 5 GRAVOIS AVE

ST. LOUIS, MO
FREESTANDING BUILDING AVAILABLE
5,345 SF | 0.44 ACRES



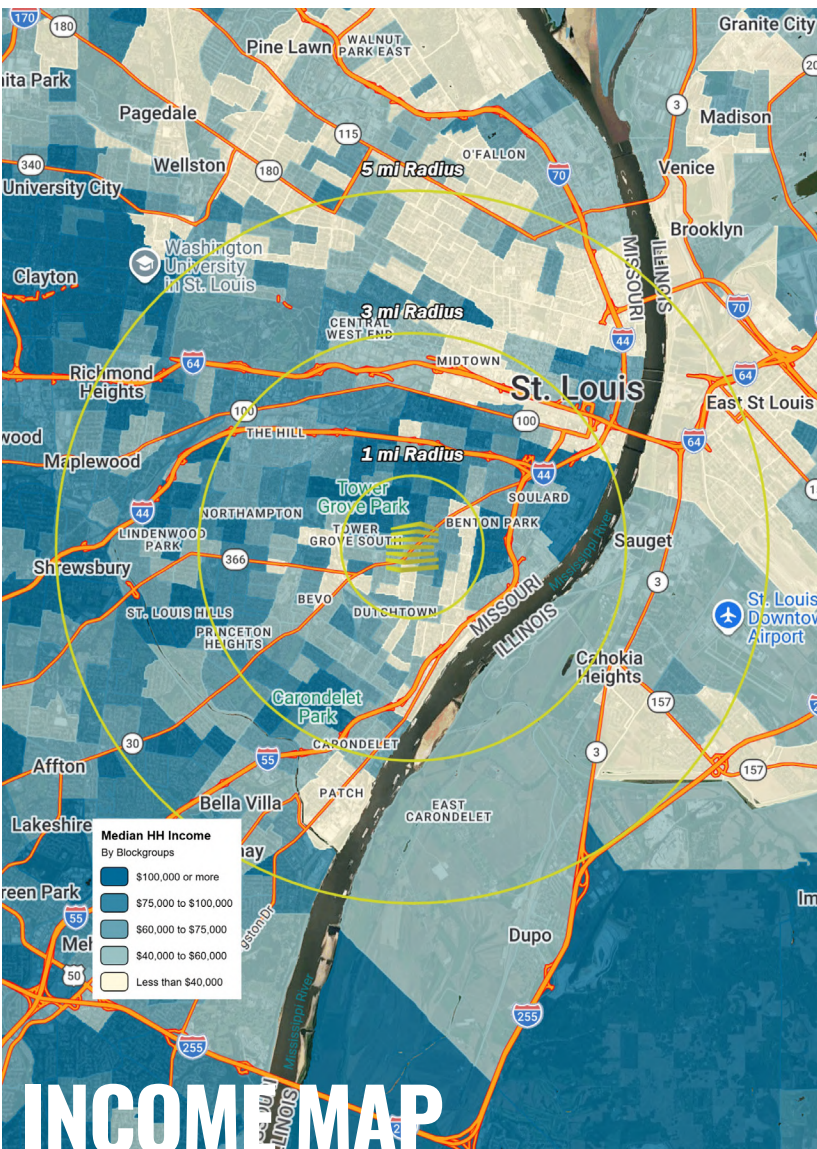


3405 GRAVOIS AVE

NEIGHBORHOOD VIBE

TONY MOON
314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

MIKE PETTIT
314.818.1550 x 108 (OFFICE)
636.288.5412 (MOBILE)
Mike@LocationCRE.com



TRADE AREA OVERVIEW

SOUTH ST. LOUIS, ANCHORED BY GRAVOIS AVENUE, IS A DENSELY POPULATED AND WELL-ESTABLISHED URBAN TRADE AREA LOCATED JUST SOUTH OF ST. LOUIS'S DOWNTOWN CORE. THE CORRIDOR CONNECTS DOWNTOWN ST. LOUIS WITH SEVERAL SOUTH CITY NEIGHBORHOODS, INCLUDING DUTCHTOWN, BEVO MILL, AND TOWER GROVE SOUTH, MAKING IT ONE OF THE CITY'S MOST HEAVILY TRAVELED COMMERCIAL CORRIDORS.

THE AREA BENEFITS FROM STRONG RESIDENTIAL DENSITY AND A DIVERSE POPULATION BASE THAT SUPPORTS STEADY DEMAND FOR NEIGHBORHOOD RETAIL, RESTAURANTS, GROCERY, AND SERVICE-ORIENTED BUSINESSES. SURROUNDING HISTORIC NEIGHBORHOODS AND PROXIMITY TO MAJOR EMPLOYMENT CENTERS—including SSM Health Saint Louis University Hospital, Saint Louis University, and Downtown St. Louis—further contribute to consistent activity in the corridor.

RETAIL AND COMMERCIAL USES ALONG GRAVOIS AVENUE FEATURE A MIX OF NATIONAL RETAILERS, LOCAL BUSINESSES, RESTAURANTS, AND NEIGHBORHOOD SERVICES SERVING BOTH RESIDENTS AND COMMUTERS TRAVELING BETWEEN SOUTH ST. LOUIS AND THE CENTRAL CITY. CONTINUED INVESTMENT IN HOUSING, SMALL BUSINESSES, AND INFRASTRUCTURE HAS STRENGTHENED THE CORRIDOR AS A KEY COMMERCIAL SPINE FOR NEARBY COMMUNITIES.

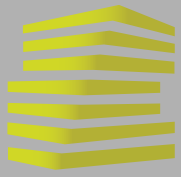
WITH STRONG POPULATION DENSITY, EXCELLENT CONNECTIVITY TO DOWNTOWN ST. LOUIS, AND AN ESTABLISHED NEIGHBORHOOD CUSTOMER BASE, THE SOUTH ST. LOUIS / GRAVOIS AVENUE CORRIDOR REPRESENTS A STABLE AND ACTIVE URBAN TRADE AREA WELL SUITED FOR RETAIL, RESTAURANT, AND SERVICE-ORIENTED USES.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	29,611	137,078	290,967
HOUSEHOLDS	13,412	66,618	143,445
EMPLOYEES	6,909	80,336	184,467
MED HH INCOME	\$67,537	\$70,120	\$67,777

AREA RETAIL | RESTAURANTS





3405 GRAVOIS AVE

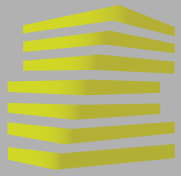
ZOOM AERIAL & DETAILS

TONY MOON
314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

MIKE PETTIT
314.818.1550 x 108 (OFFICE)
636.288.5412 (MOBILE)
Mike@LocationCRE.com



- **5,345 SF FREESTANDING BUILDING ON 0.44 ACRES AVAILABLE FOR SALE**
- **SHADOW ANCHORED BY SCHNUCKS SOUTH CITY**
- **SIGNALIZED INTERSECTION AT CHEROKEE ST & GRAVOIS AVE**
- **EXCELLENT UNOBSTRUCTED VISIBILITY TO OVER 17,800 VPD ON GRAVOIS AVE**
- **CONTRACT BROKER FOR PRICING**



3405 GRAVOIS AVE

MARKET AERIAL

TONY MOON

314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

MIKE PETTIT

314.818.1550 x 108 (OFFICE)
636.288.5412 (MOBILE)
Mike@LocationCRE.com

