



THE ENTRANCE AT THE GROVE

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**4014 CHOUTEAU AVENUE
ST. LOUIS, MO 63110
3,826 S.F. ON 13,068 S.F. LOT
\$825,000**

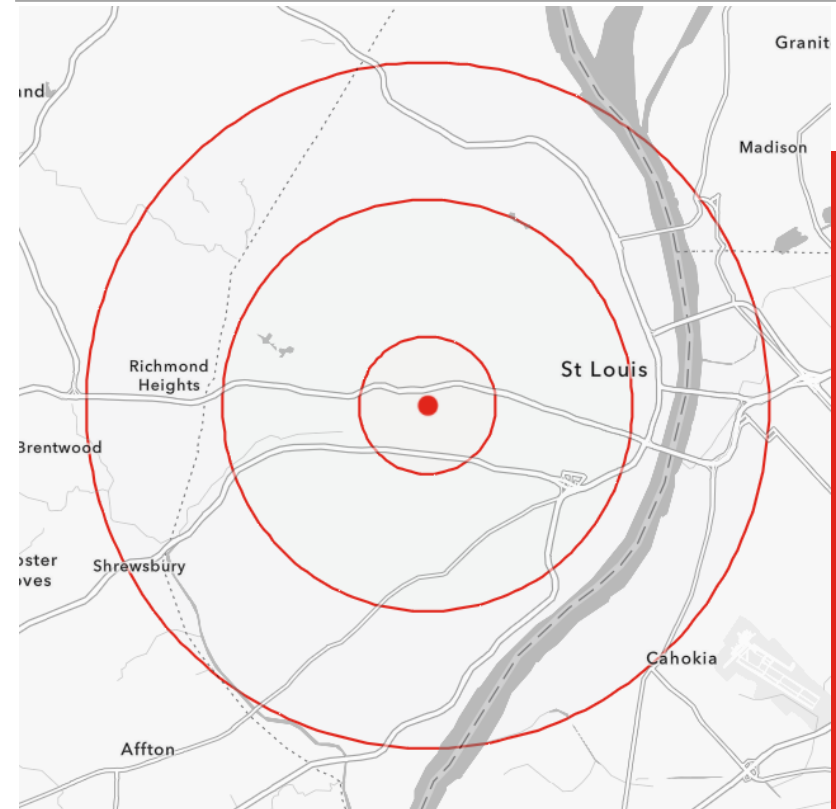
PROPERTY INFORMATION



CONCEPTUAL RENDERING

- **PREMIER CORNER POSITION AT "THE WEDGE" — INTERSECTION OF CHOUTEAU, MANCHESTER & VANDEVENTER AVE**
- **0.30 AC LOT**
- **ZONED G — GENERAL COMMERCIAL**
- **SITE IS LOCATED WITHIN AN OPPORTUNITY ZONE, CID DISTRICT AND ELIGIBLE FOR TAX ABATEMENT**
- **DIRECT ACCESS TO I-64, I-44, FOREST PARK, CENTRAL WEST END, BJC/WASH U MEDICAL & SLU/SSM HEALTH CAMPUSES**
- **235' OF CHOUTEAU AVE FRONTAGE & 279' OF VANDEVENTER AVE FRONTAGE**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	19,517	149,681	317,049
HOUSEHOLDS	9,976	79,967	158,910
AVERAGE HH INCOME	\$98,406	\$94,602	\$98,453



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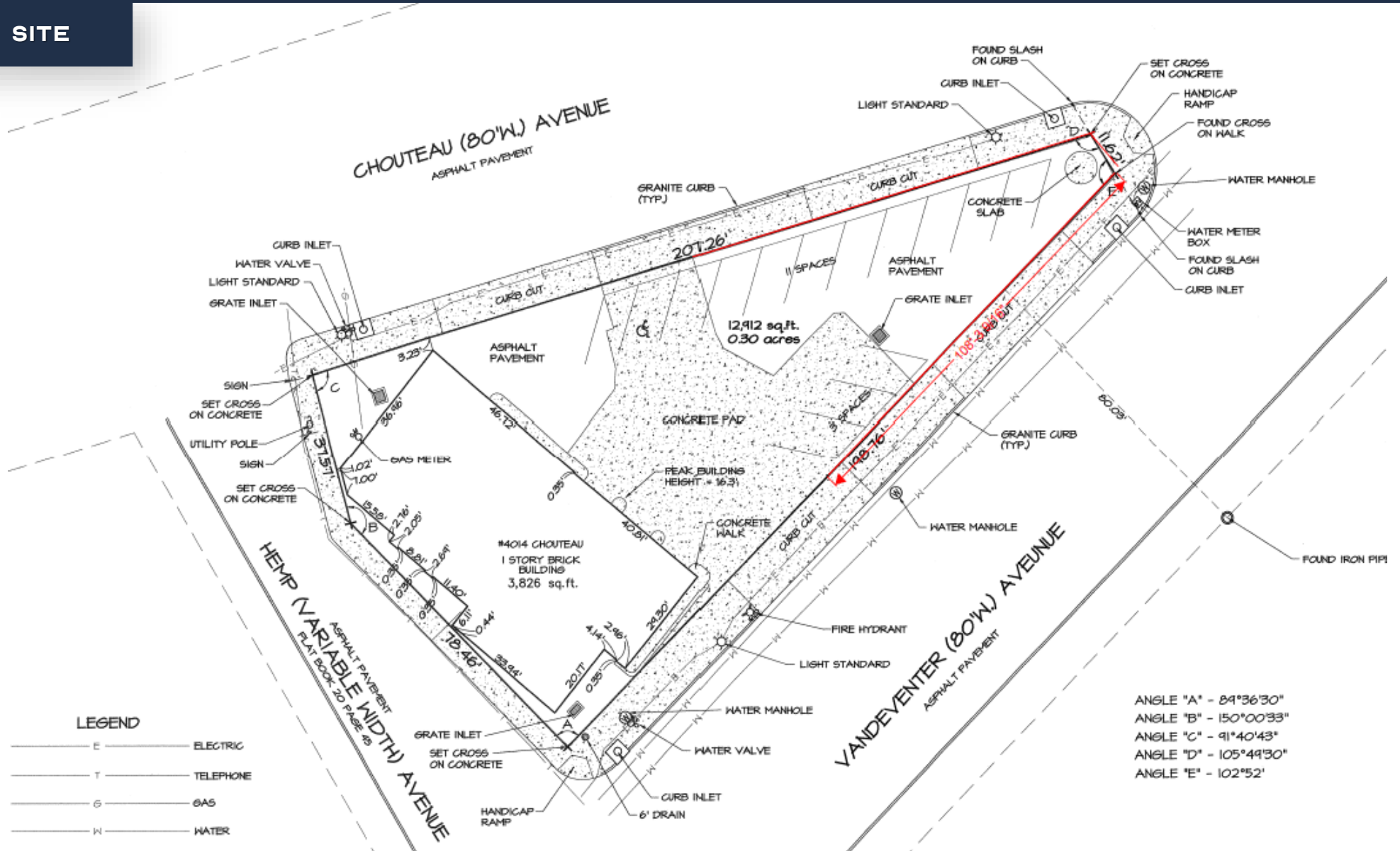
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SITE



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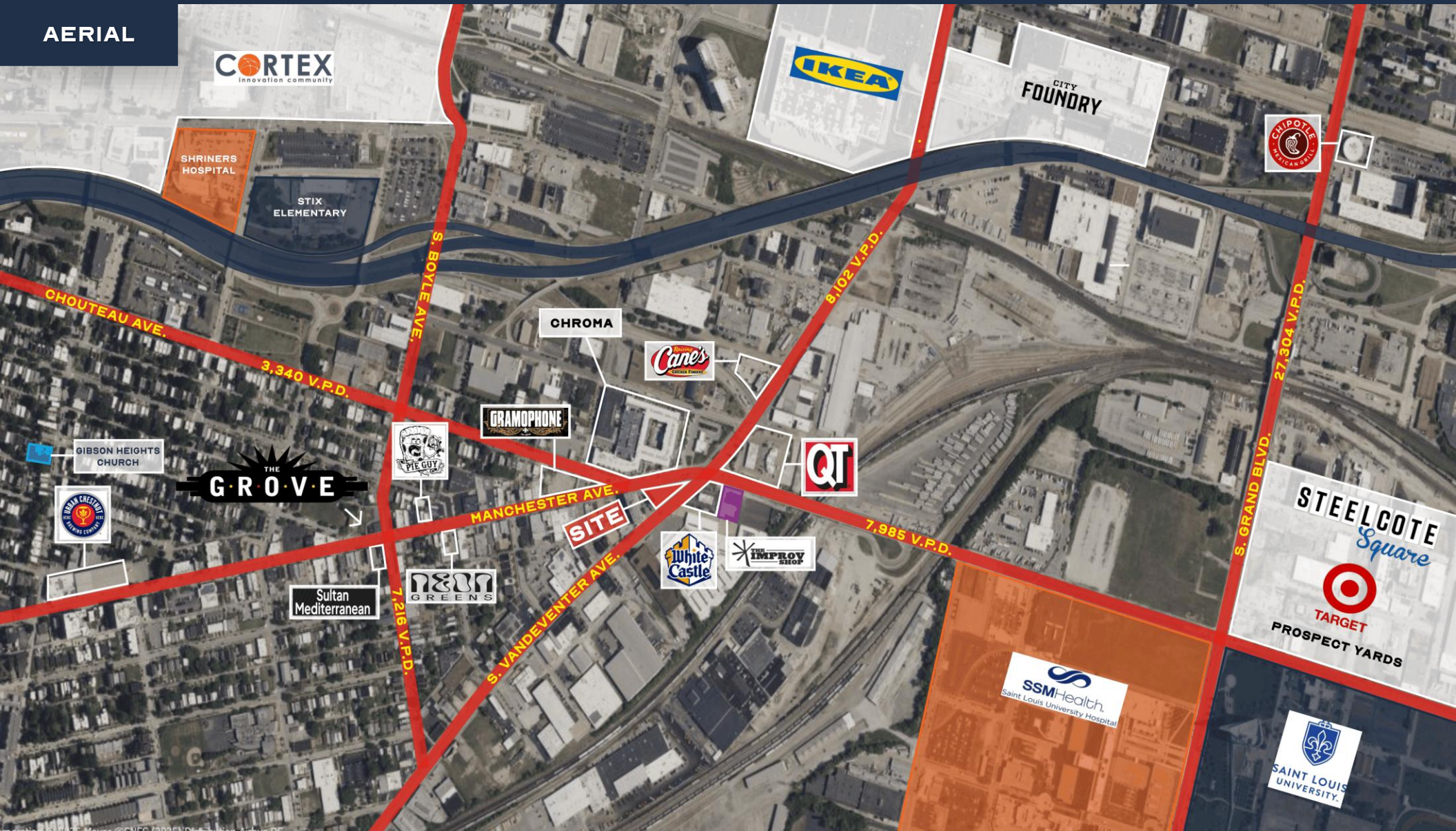
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AERIAL



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