



RETAIL / FLEX
8,338 SF AVAILABLE

FOR SALE / LEASE
RETAIL/FLEX SPACE

3510 GRAVOIS AVE
SAINT LOUIS, MO

RETAIL/FLEX

8,338 SF AVAILABLE

FOR SALE / LEASE

OVERVIEW



PROPERTY HIGHLIGHTS

- Great Presence on Gravois Rd
- 17,000+ VPD!!!
- Monument Signage
- 43 Parking Spaces

PROPERTY SUMMARY

- Asking Rate / Price: \$10/sf + NNN / \$749,000 (\$89/sf)
- Year Renovated: 2015
- Lot Size: 0.79 Acres
- Building SF: 8,338 SqFt.



SITE PLAN

RETAIL/FLEX

8,338 SF AVAILABLE

FOR SALE / LEASE



COMMUNITY OVERVIEW

3510 Gravois Avenue is located in South City along the well-established Gravois retail corridor, an area defined by dense surrounding neighborhoods and strong, daily-needs consumer traffic. The corridor benefits from long-standing national and regional retailers, including Schnucks, ALDI, Dollar Tree, and a broad mix of other national retailers and restaurants within approximately one mile of the property. This concentration of necessity-based retail supports consistent visitation patterns and provides a stable commercial environment for surrounding businesses.

The area is further supported by ongoing and planned investment across the City of St. Louis, including infrastructure improvements, neighborhood revitalization initiatives, and both public and private redevelopment projects. South City neighborhoods continue to see reinvestment in housing, mixed-use assets, and streetscape enhancements that reinforce long-term demand for nearby retail and service uses. Gravois Avenue remains a key arterial route, providing strong visibility, accessibility, and connectivity to Downtown St. Louis and the broader metro area. Collectively, the combination of established retail strength, dense residential population, and continued citywide development positions 3510 Gravois within a durable and improving trade area.

GRAVOIS PARK

GREAT THINGS
ARE HAPPENING

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	28,695	138,543	290,611
MEDIAN HH INCOME	\$60,324	\$67,222	\$64,851
HOUSEHOLDS	13,606	68,881	147,559
3MI DAYTIME POPULATION		157,000	

