



**RETAIL / FLEX  
8,338 SF AVAILABLE**

**FOR SALE / LEASE  
RETAIL/FLEX SPACE**

**3510 GRAVOIS AVE  
SAINT LOUIS, MO**

# RETAIL/FLEX

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## 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

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**LEGEND:**

- 1/2"X24" REBAR W/CAP SET  
(UNLESS NOTED OTHERWISE)
- GP GATE POST
- EM ELECTRIC METER
- WATER LINE VALVE
- PO POWER POLE

PROPERTY ADDRESS:



314.580.4095  
steven@ldc-properties.com  
Steven Carrico

# 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.

## 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	

