



**PREMIERE  
MIXED-USE PROPERTY  
ON THE HILL**

**JACK JUNKER**

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**BEN CHERRY, CCIM**

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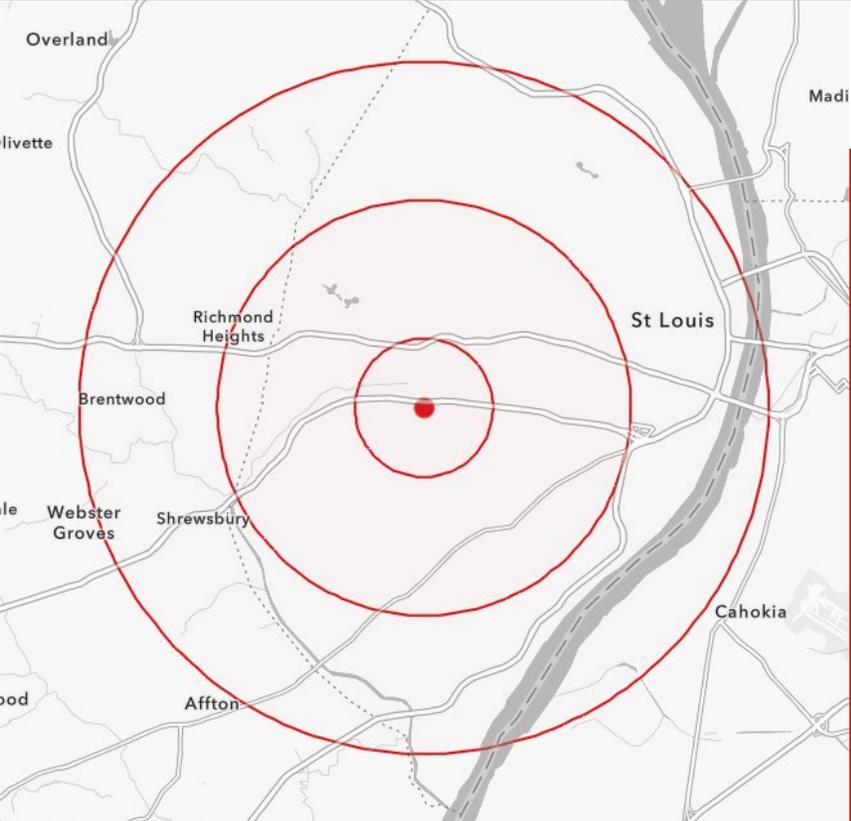
**4916 SHAW AVENUE  
ST. LOUIS, MO 63110  
6,400 S.F. | \$899,000 (\$140.00/S.F.)**

### PROPERTY INFORMATION



- **6,400 SF MIXED-USE PROPERTY INCLUDING A RESTAURANT/BAR SPACE, RECORDING STUDIO AND WAREHOUSE SPACE**
- **TURN-KEY RESTAURANT AND BAR OPPORTUNITY WITH COMMERCIAL KITCHEN**
- **6 DEDICATED ON-SITE PARKING SPACES IN ADDITION TO STREET PARKING**
- **TRUE FLEX PROPERTY IDEAL FOR OWNER-OCCUPANTS WHILE OFFSETTING EXPENSES WITH TENANT INCOME**
- **HIGHLY VISIBLE CORNER PRESENCE SHAW AVE AT KINGSHIGHWAY**
- **WALKABLE, AMENITY RICH LOCATION ON THE HILL**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		12,216	165,961	385,036
HOUSEHOLDS		6,968	87,432	178,208
AVERAGE HH INCOME		\$115,880	\$101,634	\$104,462

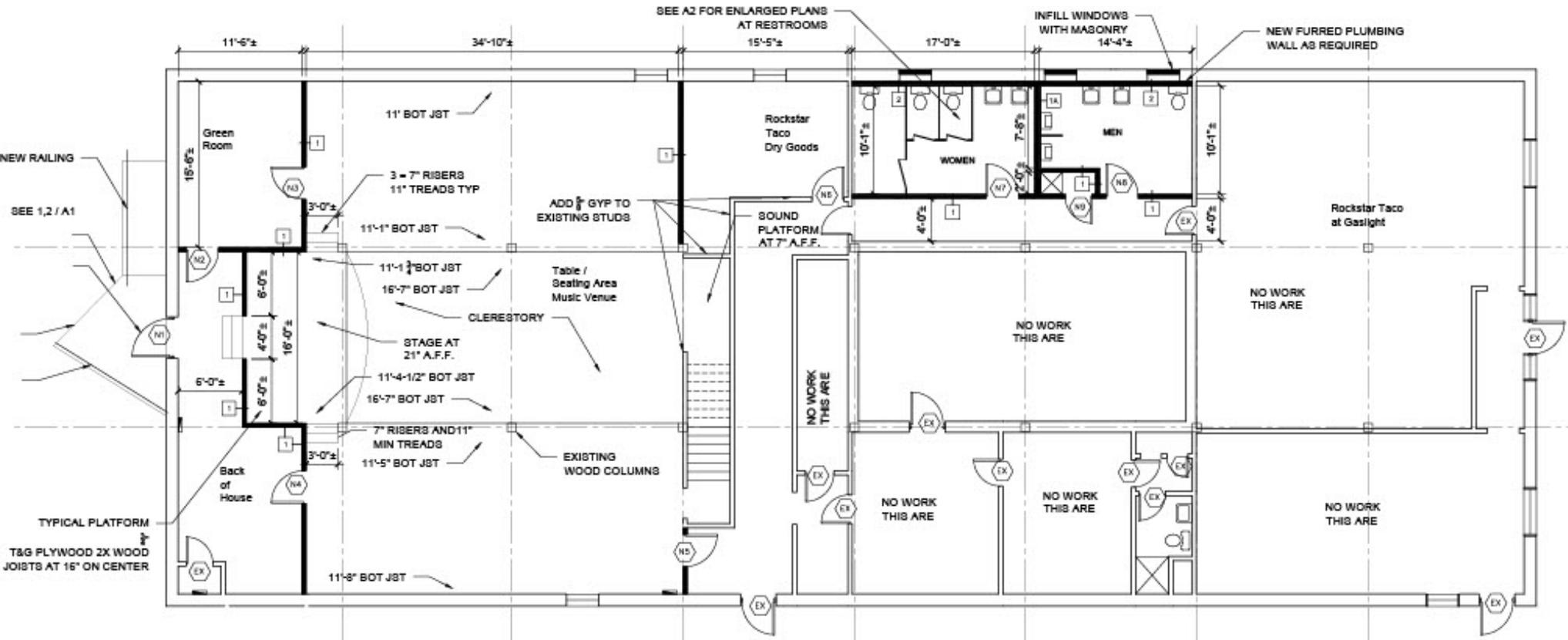


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### SITE PLAN



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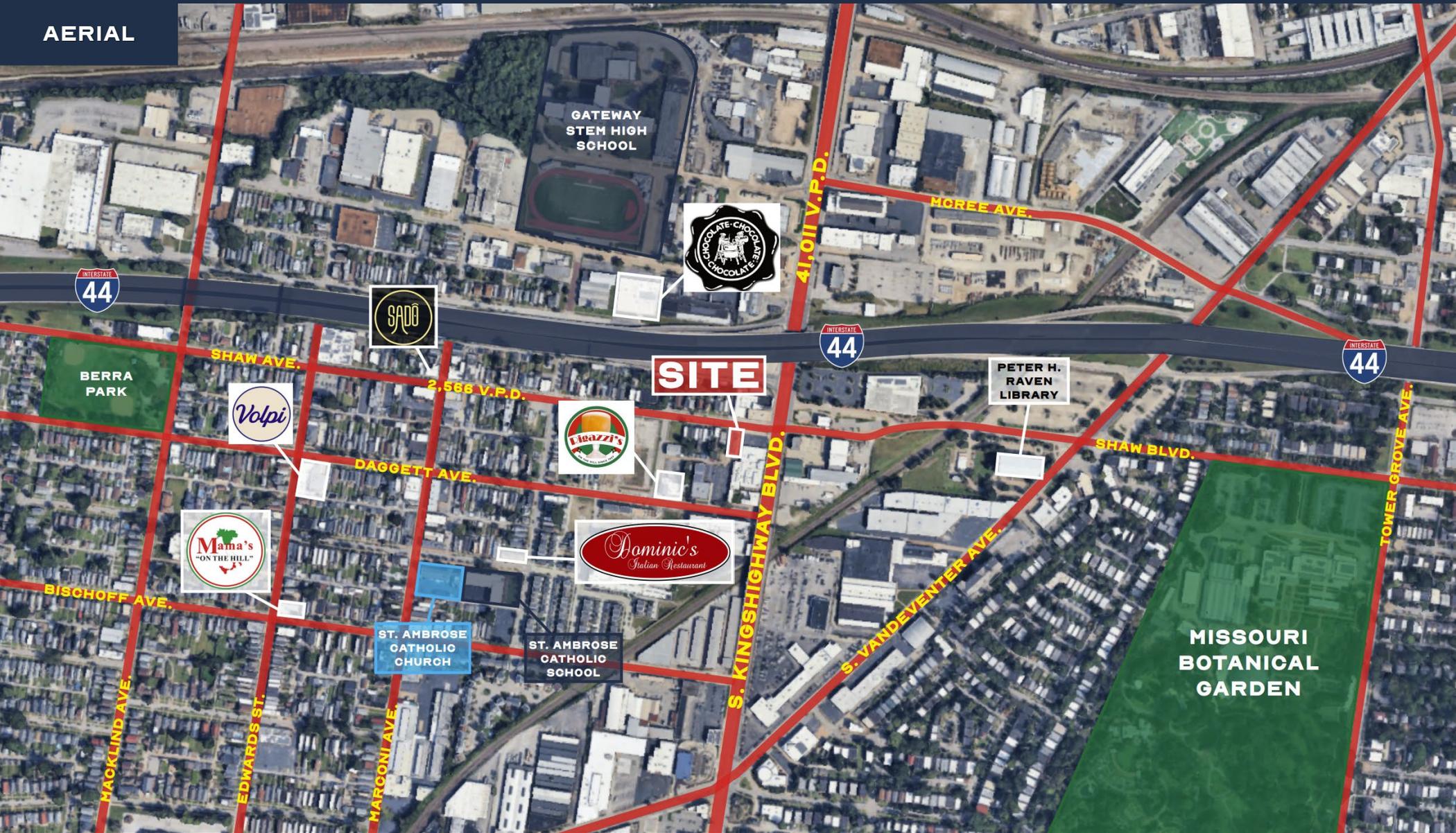
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AERIAL



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