



35,408 (2021)

6,488 (2021)

CHIPPEWA ST.

LANSDOWNE AVE.

6651 CHIPPEWA STREET

SAINT LOUIS, MO 63109

0.95 ACRES FOR SALE AT
CHIPPEWA STREET & LANSDOWNE AVE



6651 CHIPPEWA STREET

PICTURE & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION




RICK SPECTOR

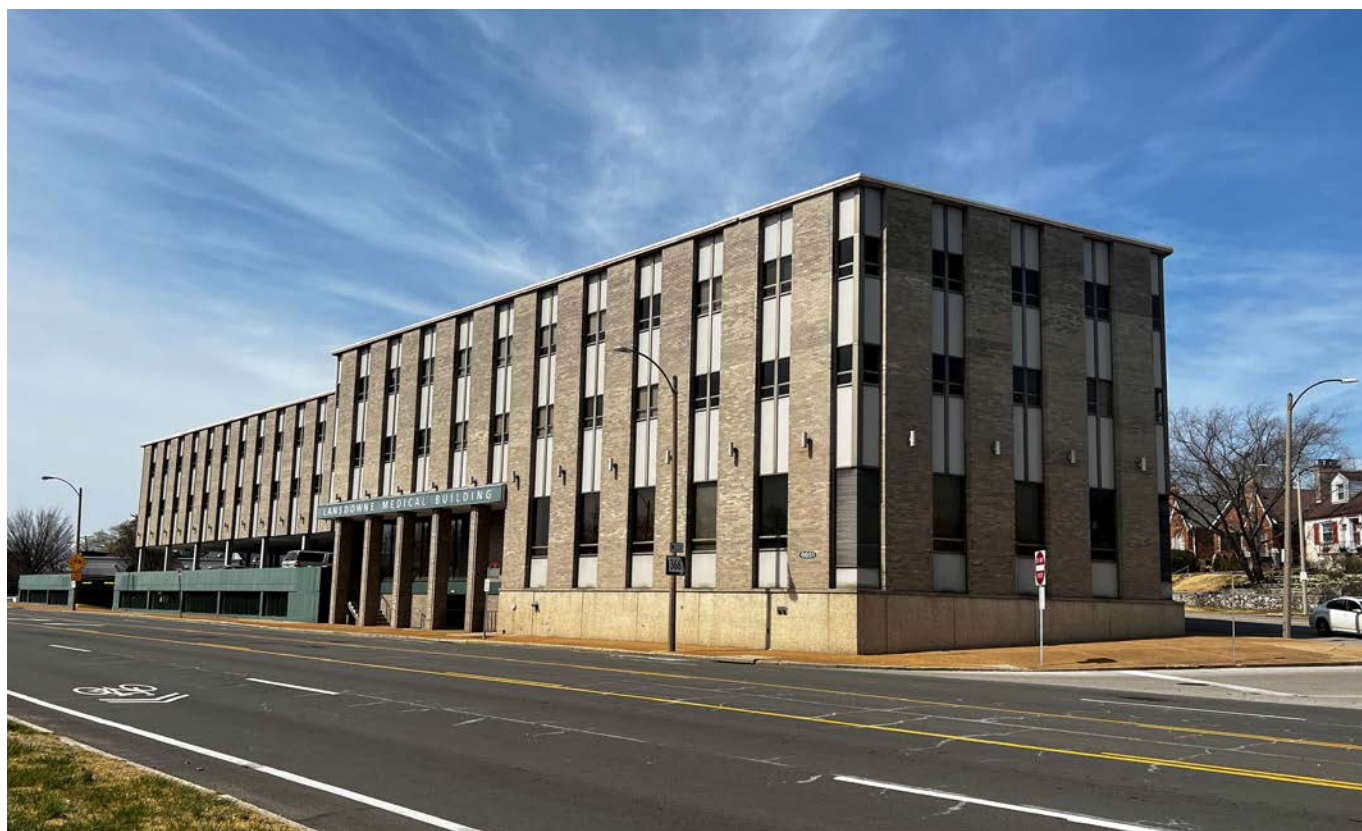
314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

POPULATION ANALYSIS

| POPULATION | HOUSEHOLDS | AVG HH INCOME |
|--|---|---|
|  |  |  |
| <u>1 MILE</u> | <u>1 MILE</u> | <u>1 MILE</u> |
| 17,612 | 8,702 | \$91,858 |
| | | |
| <u>3 MILES</u> | <u>3 MILES</u> | <u>3 MILES</u> |
| 146,762 | 69,952 | \$79,152 |
| | | |
| <u>5 MILES</u> | <u>5 MILES</u> | <u>5 MILES</u> |
| 376,116 | 169,459 | \$90,901 |



VIEW & DOWNLOAD: DEMO REPORT

- SITE IS PRIME FOR REDEVELOPMENT!
- 41,896 VPD AT LIGHTED INTERSECTION
- JUST A BLOCK AWAY FROM NEW STARBUCKS, NEW ST. LOUIS BREAD CO., NEW LION'S CHOICE AND THE FAMOUS TED DREWES
- 4 STORY MEDICAL OFFICE BUILDING
- SITE IS BEING SOLD WITH ALL TENANTS ON SHORT TERM LEASES
- SITE IS ZONED "H"
- FOR SALE OR LEASE, CALL FOR MORE INFORMATION



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

6651 CHIPPEWA STREET

MARKET AERIAL

PLEASE CONTACT:

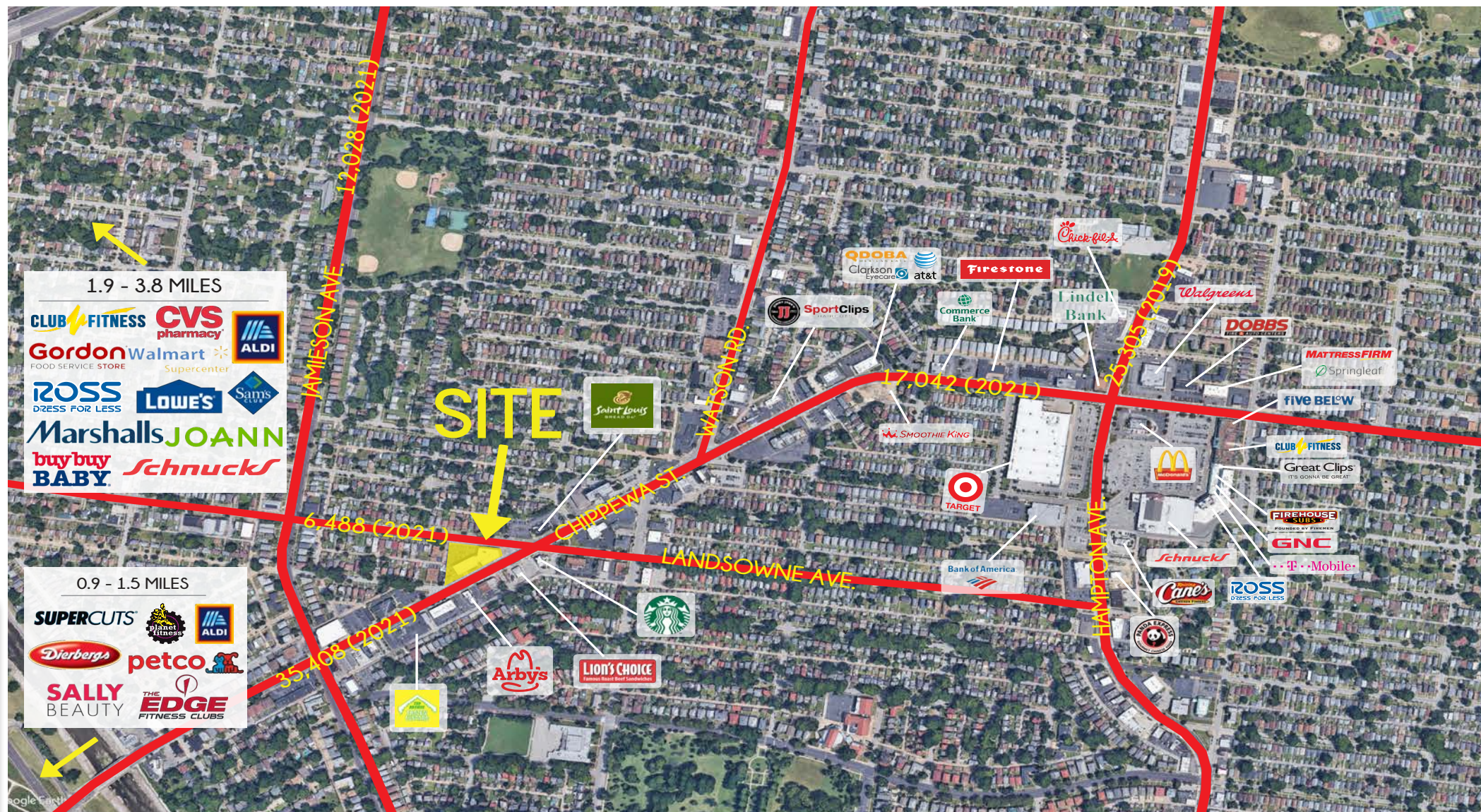
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