

OFFICE/RETAIL | **FOR SALE**



1001 Pine Street St. Louis, MO 63101

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16,247 SF BUILDING FOR SALE





OFFICE/RETAIL FOR SALE

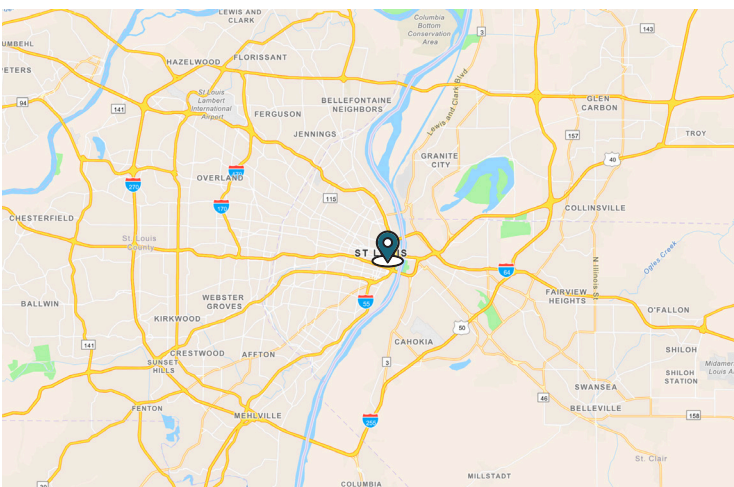
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St. Louis, MO 63101



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PROPERTIES
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SALE PRICE: \$1,250,000



**16,247 SF Building For Sale
in Downtown St. Louis.**

This property is currently built
out as a bank/credit union.

The building features a newly coated and sealed
roof that has a remaining warranty of 7 years and
multiple well-maintained hvac systems.

In prime downtown St. Louis, this building
has a high walkability score, boasting
148' on 10th Street and 86' on Pine Street.

**Lot Size: 0.18 Acres
Taxes (2023): \$34,433.20**

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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com

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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY ATTRACTIONS
<p>Very walkable location</p> <p>Households and population are expected to trend up in a 5-year projection</p> <p>136,483 daytime employees in a 3 mile radius</p>	<p>Bank</p> <p>Credit Union</p> <p>Office</p> <p>Retail</p>	<p>130,415 VPD within 1 mile</p>	<p>Gateway Arch</p> <p>Busch Stadium</p> <p>Ballpark Village</p> <p>Union Station</p> <p>Enterprise Stadium</p> <p>Edward Jones Dome</p> <p>Martin Luther King Bridge</p> <p>Mississippi River</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	14,720	79,485	216,375
HOUSEHOLDS	7,852	34,848	93,054
AVERAGE HH INCOME	\$ 74,882	\$67,282	\$63,197

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