



**MIDTOWN
REDEVELOPMENT
OPPORTUNITY**

Ben Cherry, CCIM

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**3201 LOCUST STREET
ST. LOUIS, MO 63103
22,500 S.F. | \$700,000 (\$31.11/S.F.)**

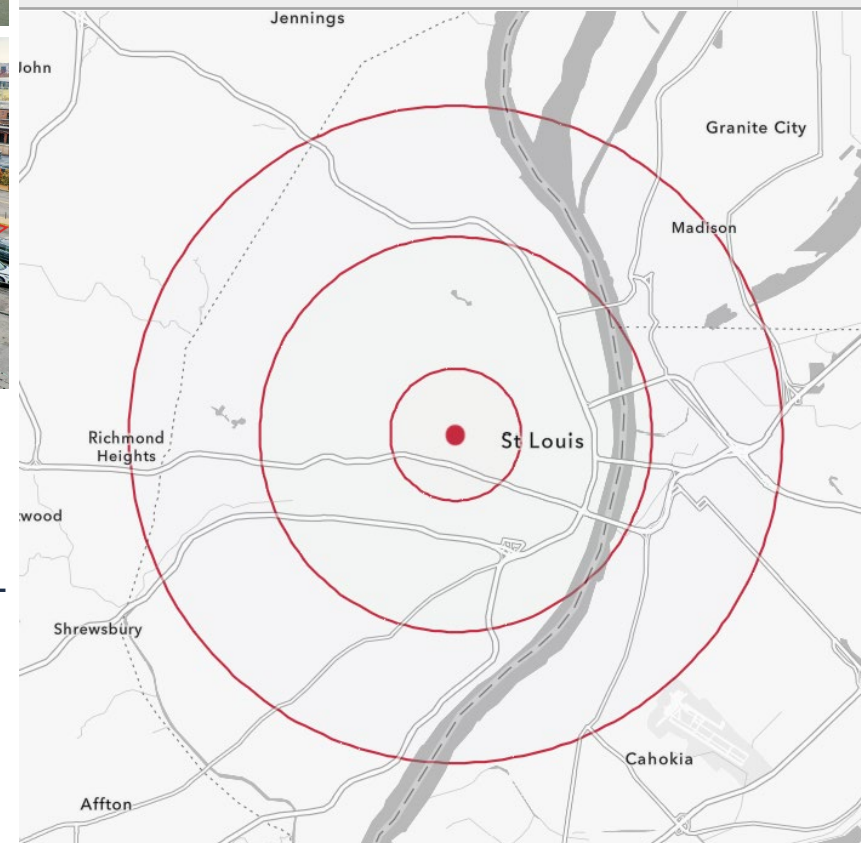
PROPERTY INFORMATION



- **REDEVELOPMENT OPPORTUNITY:** 22,500 SF BRICK WAREHOUSE ON .26-ACRE CORNER LOT IN THE HEART OF MIDTOWN'S LOCUST BUSINESS DISTRICT.
- **FLEXIBLE ZONING:** "H — AREA COMMERCIAL" ALLOWS FOR RETAIL, RESTAURANT, OFFICE, MULTIFAMILY, OR MIXED-USE CONVERSION.
- **STEPS FROM GRAND CENTER, CITY FOUNDRY, AND CORTEX WITH EASY ACCESS TO I-64, I-44, AND I-70.**
- **1912 BRICK CONSTRUCTION SUITABLE FOR ADAPTIVE REUSE AND IS ON THE NATIONAL REGISTRY OF HISTORIC PLACES**
- **OFFERED AT \$700,000 (\$31/SF), WELL BELOW REPLACEMENT COST AND SUPPORTED BY SURROUNDING REDEVELOPMENT MOMENTUM.**
- **ADJACENT PARKING LOT WITH 24 SPACES AVAILABLE FOR LEASE.**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		13,805	122,017	263,874
HOUSEHOLDS		5,796	64,116	132,129
AVERAGE HH INCOME		\$51,567	\$94,026	\$88,487



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AERIAL



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