



PROPERTY DESCRIPTION

With 70,732 SF of building space and 52,500 SF in lot size, 5215 N 2nd St is an expansive property offering an excellent opportunity for redevelopment or a new development site. Strategically located in the center of a manufacturing hub, this property is likewise a prime spot for industrial users looking for plenty of space at a very attractive basis. The property has an ample amount of dock & drive-in doors.

****Reach out for more information****

PROPERTY HIGHLIGHTS

- Located in Enhanced Enterprise Zone and Opportunity Zone
- 70,732 SF of Building Space
- 52,500 SF in Lot Size
- Excellent Development Opportunity
- Prime Spot for Industrial Users
- Multiple Dock & Drive-in Doors
- Center of Manufacturing Hub

OFFERING SUMMARY

Sale Price:	\$280,000
Price Per SF	\$3.96
Number of Units:	1
Lot Size:	52,500 SF
Building Size:	70,732 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,137	20,516	89,359
Total Population	2,661	47,337	192,045
Average HH Income	\$46,445	\$46,901	\$59,908



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

BEN GRUENDER
314.931.0635

BGRUENDER@SALIENTREALTYGROUP.COM
ASSOCIATE

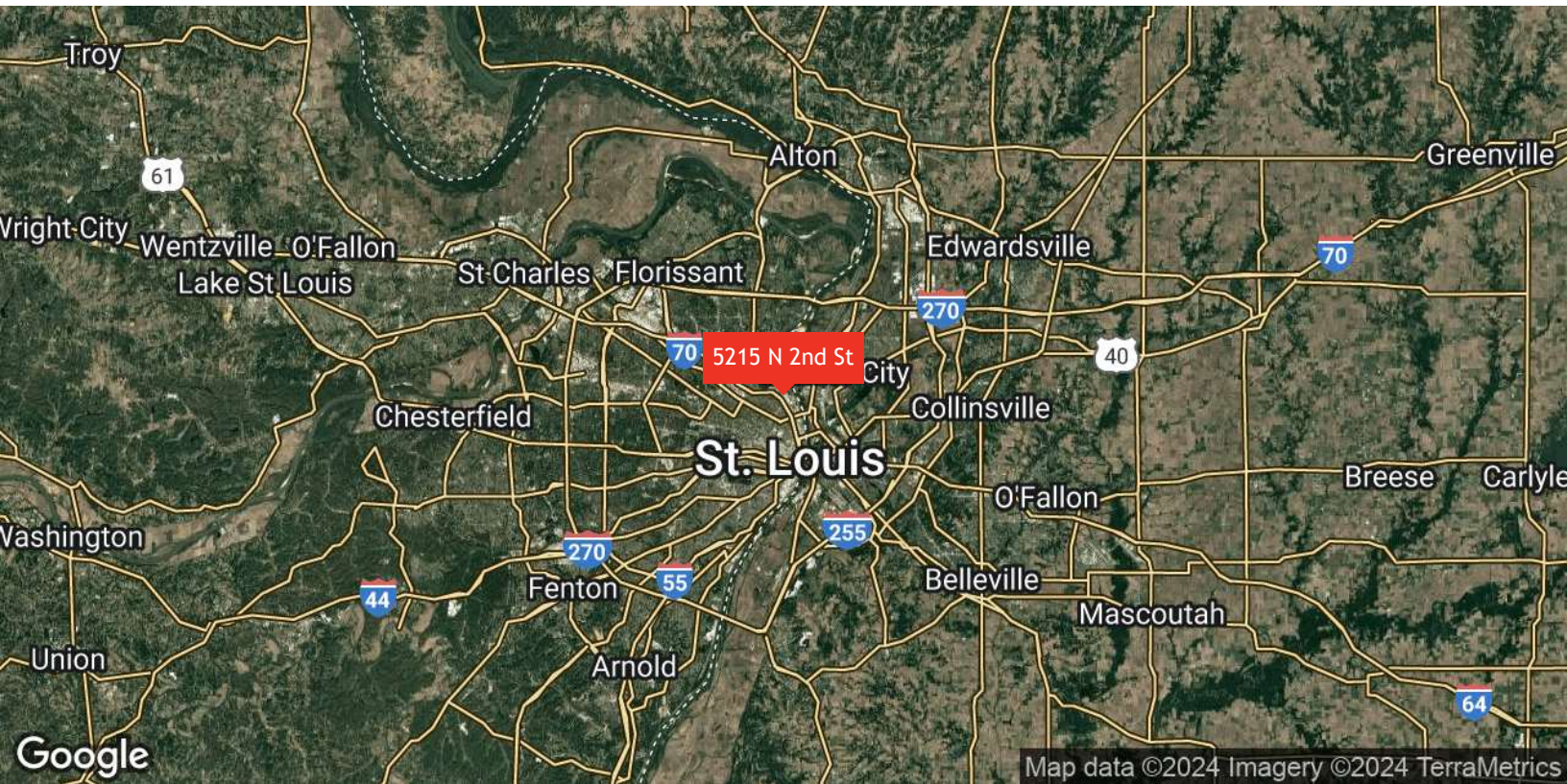
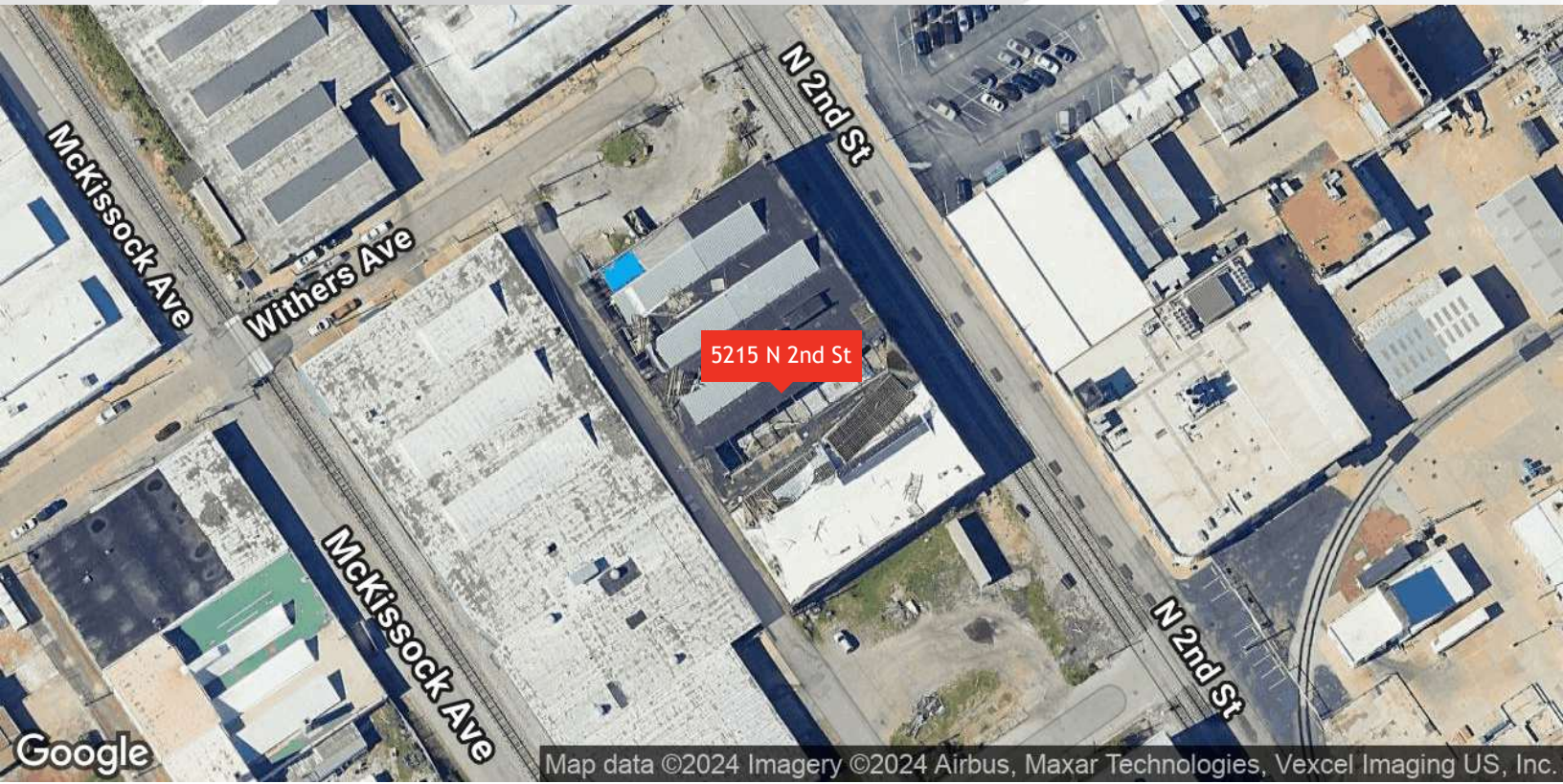


1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

BEN GRUENDER
314.931.0635

BGRUENDER@SALIENTREALTYGROUP.COM
ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

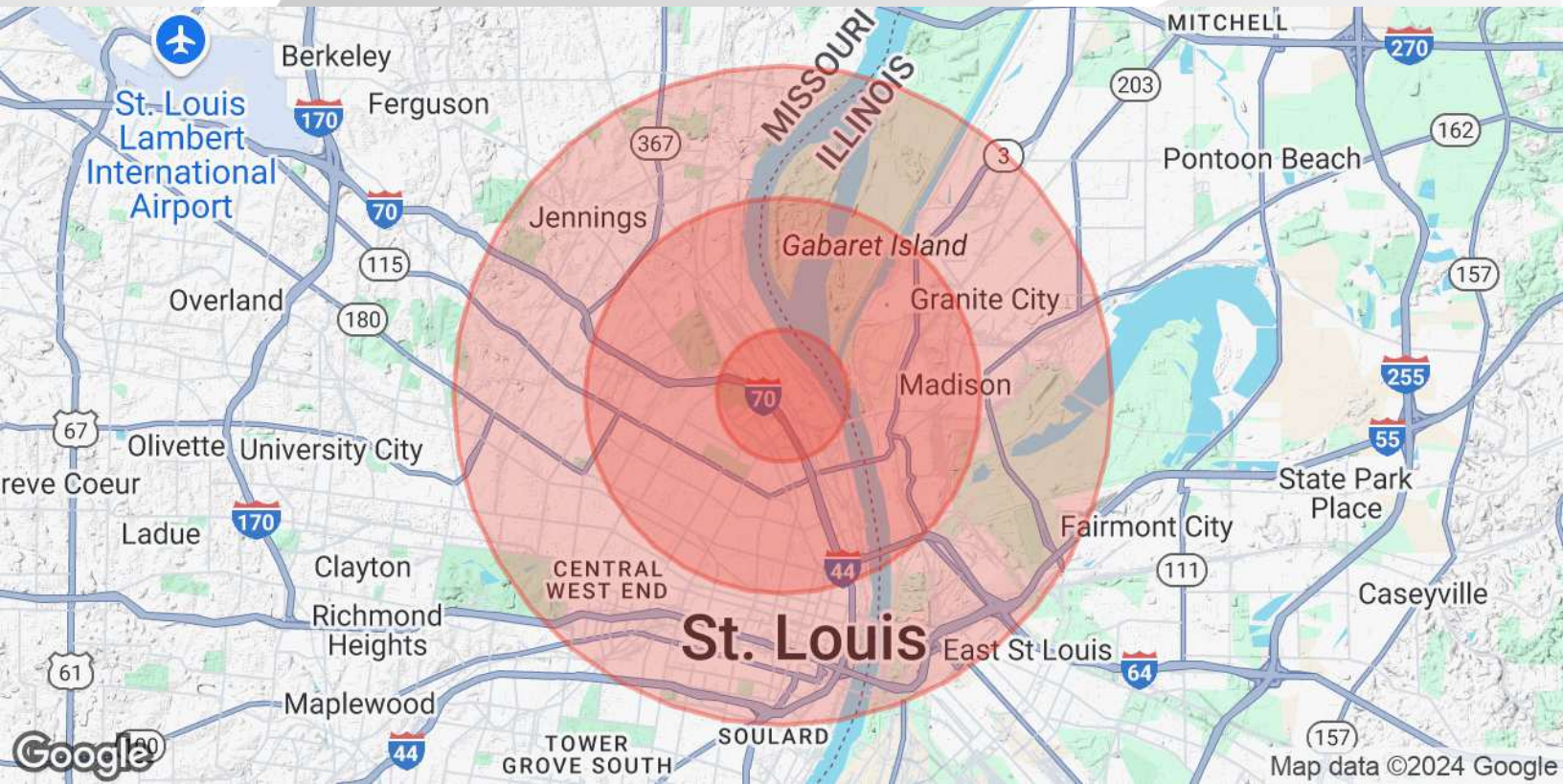
BEN GRUENDER

314.931.0635

BGRUENDER@SALIENTREALTYGROUP.COM

ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,661	47,337	192,045
Average Age	43	41	39
Average Age (Male)	41	39	38
Average Age (Female)	44	42	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,137	20,516	89,359
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$46,445	\$46,901	\$59,908
Average House Value	\$115,823	\$127,685	\$199,539

Demographics data derived from AlphaMap



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

BEN GRUENDER

314.931.0635

BGRUENDER@SALIENTREALTYGROUP.COM
ASSOCIATE