# CUSHMAN & 3663 Forest Park Ave WAKEFIELD St. Louis Missouri 63108

St. Louis, Missouri 63108



# FOR SALE OR LEASE \$3,400,000 or \$150,000 Per Year + NNN

### **Property Highlights**

- 0.956 +/- Acre Infill Site Available for Development
- Dynamic Midtown Location, Adjacent to Saint Louis University Campus
- Excellent location near Interstate 40/64 on Forest Park Ave at Grand Boulevard
- Ideal site for Retail, Mixed-Use, Multifamily

| Demographics       | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Population         | 15,555   | 149,022  | 313,876  |
| Daytime Population | 26,985   | 189,715  | 255,843  |
| Households         | 6,106    | 67,498   | 136,783  |
| Average HH Income  | \$54,384 | \$68,913 | \$67,947 |

#### **Traffic Counts**

Forest Park Ave & S. Grand - 28,237 VPD | I-64/HWY 40 - 96,833 VPD



#### **Kyle Pershing** +1 314 236 5471

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3663 Forest Park Ave

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## AERIAL



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**3663 Forest Park Ave** 

St. Louis, Missouri 63108



### **PROPERTY INFORMATION:**

- Address: 3663 Forest Park Avenue •
- Parcel ID: 2202-9-130.000
- Size: 0.956 +/- Acre or 41,643 SF (per Assessor) .
- Existing Zoning: J- Industrial •
- Real Estate Taxes: \$11,614.47 (2021) •
- Site Improvements: Vacant Ground, building demolished in 2012
- Frontage: Approx. 220' along Forest Park Ave

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