



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

Property Highlights

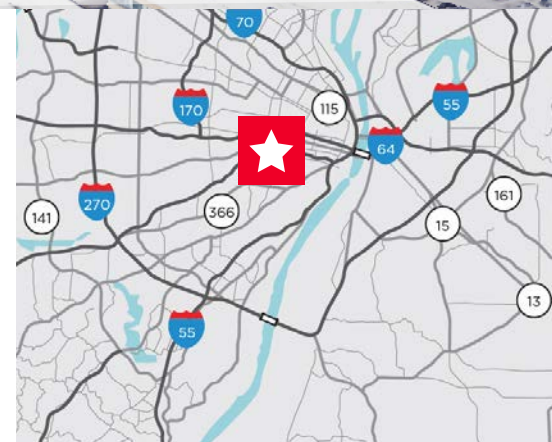
- 0.956 +/- Acre Infill Site Available for Development
- Dynamic Midtown Location, Adjacent to Saint Louis University Campus
- Excellent location near Interstate 40/64 on Forest Park Ave at Grand Boulevard
- Ideal site for Retail, Mixed-Use, Multifamily

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
kyle.pershing@cushwake.com

David Wirth

+1 314 925 2916
david.wirth@cushwake.com

7700 Forsyth Blvd, Suite 1210
St. Louis, Missouri
main +1 314 862 7100
cushmanwakefield.com



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

Kyle Pershing
+1 314 236 5471
kyle.pershing@cushwake.com

David Wirth
+1 314 925 2916
david.wirth@cushwake.com

7700 Forsyth Blvd, Suite 1210
St. Louis, Missouri
main +1 314 862 7100
cushmanwakefield.com