

FOR SALE

4.5 Acre Development Site

4001 Chouteau, St. Louis MO 63110

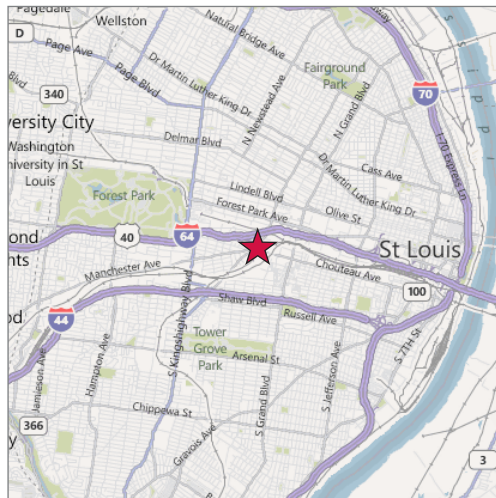


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	19,810	177,071	384,905
Households	8,445	76,580	162,534
Avg HH Inc.	\$43,388	44,495	50,514

Traffic Counts

- 15,025 VPD on Vandeventer
- 13,669 VPD on Chouteau
- 8,337 VPD on Manchester



Property Highlights

- Rare large development site in St. Louis City at Manchester & Vandeventer
- Property located just east of The Grove and immediately south of I-64 & Cortex of St. Louis
- Site to include a relocated future Commerce Bank

Sale Price
\$2,500,000



Commercial Real Estate Services, Worldwide.

Contact

Peter Sheahan
314 994 4081
psheahan@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 Fax 314 994 4088
www.naidesco.com

Aerial

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