

# FOR SALE / LEASE

## 6,000 SF Office / Retail Bldg

3150 S. Grand Blvd, St. Louis MO 63118

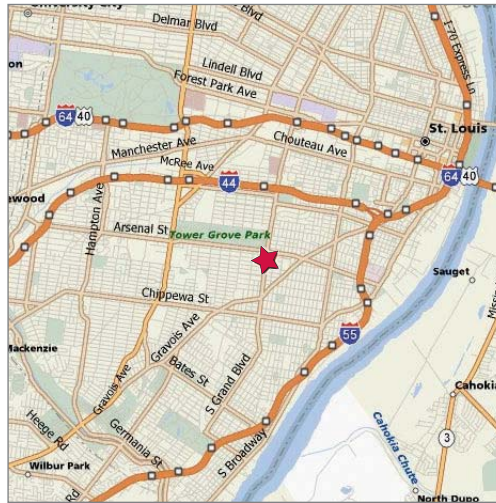


### U.S. Census Demographics

	1 Mile	2 Miles	3 Miles
Population	36,304	98,335	66,986
Households	13,353	38,005	68,628
Avg HH Inc.	\$43,173	41,569	43,697

### Traffic Counts

- 27,715 ADT on S. Grand Blvd
- 15,636 ADT on Arsenal St
- 16,819 ADT on Gravois Ave



### Property Highlights

- 3,000 SF on 1st floor
- 3,000 SF in finished basement
- Located on S. Grand Blvd, two blocks from Tower Grove Park
- Tenants in the area include: St. Louis Bread Co., Schnucks, Qdoba, Hollywood Video & more

### Sale Price / Lease Rate

\$900,000 / \$30.00 psf, NNN



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.

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# AERIAL VIEW

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