

# FOR SALE

## South Grand Square

3100 - 3122 S. Grand Ave, St. Louis MO 63118

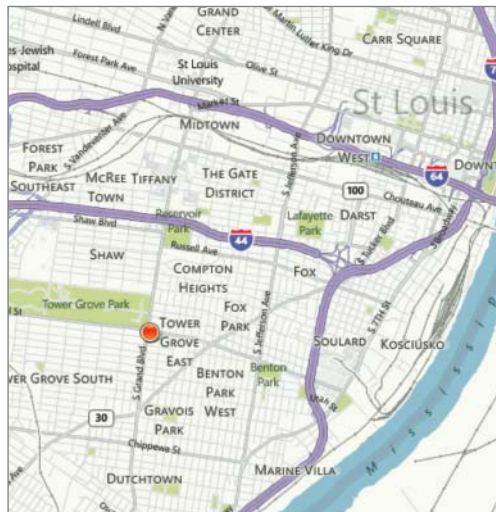


### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	36,978	171,595	356,101
Households	13,751	73,177	152,257
Avg HH Inc.	\$45,855	46,346	48,890

### Traffic Counts

- 33,810 VPD on S. Grand Ave
- 15,636 VPD on Arsenal St



### Property Highlights

- 16,522 SF neighborhood center
- Tenants include Qdoba, AT&T, FedEx, St. Louis Bread Co. (Panera) & Great Clips
- Attached parking lot located behind center
- Located in vibrant S. Grand neighborhood & one block from Tower Grove Park

### Sale Price

\$2,950,000

### Contact



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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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