

FOR SALE

18,934 SF Office / Retail Building

3137-45 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



Property Highlights

- 18,934 SF building on 0.3 acre
- Tenants include City Diner, The Medicine Shoppe, Mangia's Restaurant & Edward Jones
- Remodeled in 2004
- Public parking lot nearby
- One block from Tower Grove Park
- Minutes from downtown & the interstate system

Reduced Sale Price

\$1,650,000

NAIDESCO
Commercial Real Estate Services, Worldwide.

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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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