

FOR SALE / LEASE

9,048 SF Retail Building

3144 - 48 S. Kingshighway, St. Louis MO 63139

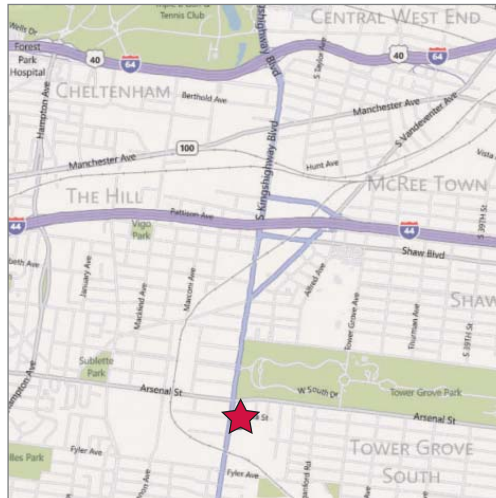


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	21,869	199,824	399,366
Households	10,188	87,417	174,238
Avg HH Inc	\$47,505	50,177	54,634

Traffic Counts

- 31,968 VPD on Kingshighway
- 18,373 VPD on Arsenal



Property Highlights

- Minimum divisible: 2,000 SF
- 78 D x 116 W
- Home Depot anchored American Plaza one mile south of I-44
- Join Home Depot, National Tire & Battery, O'Reilly Auto & Sonic
- Abundant parking - 43 spaces
- Terrific South City location

Lease Rate \$12.50 psf, NNN
Sale Price \$1,150,000

Contact



Commercial Real Estate Services, Worldwide.

John McDonald
314 994 2325
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William Barnes, III
314 994 4401
wbarnes@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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SURROUNDING RETAILERS

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