



**FARMER'S
MERCHANT**

SCAN HERE!



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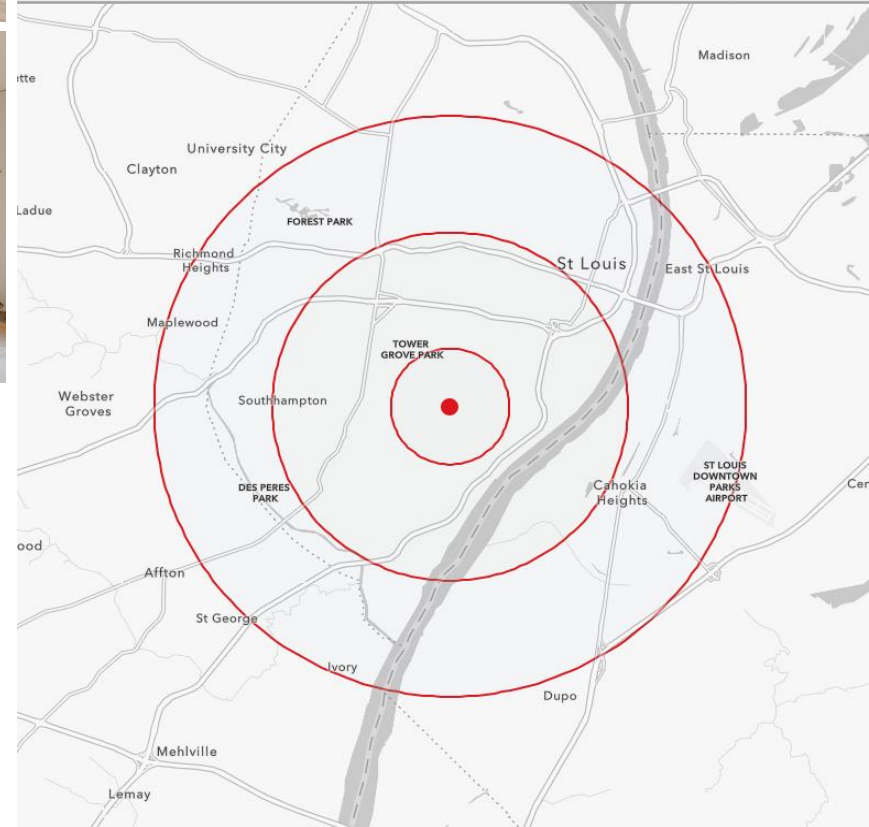
3546-3558 S. GRAND BLVD.
ST. LOUIS, MO 63116
870-1,135 S.F. | \$12.00 S.F. N.N.N.

PROPERTY INFORMATION



- MIXED-USE BUILDING WITH RETAIL SPACE AND LOFT APARTMENTS
- BUILDING AND WINDOW SIGNAGE AVAILABLE
- APPROXIMATELY 28 PARKING SPACES
- LOCATED IN THE HEART OF SOUTH CITY ST. LOUIS AT THE SIGNALIZED INTERSECTION OF SOUTH GRAND BOULEVARD AND GRAVOIS AVENUE
- OVER 21,000 V.P.D.
- ZONED "H" - AREA COMMERCIAL

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	33,180	152,151	315,376
HOUSEHOLDS 	13,561	68,537	143,769
AVERAGE HH INCOME 	\$63,482	\$77,502	\$79,857



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RETAIL FLOOR PLAN



S. GRAND BOULEVARD



GRAVOIS AVENUE

FARMER'S MERCHANT

SUITE	S.F.	STATUS
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GRAVOIS AVE.

3550	1,135	AVAILABLE
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3552	1,528	LEASED
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S. GRAND BLVD.

3546	3,166	LEASED
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3550	870	AVAILABLE
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