

# SOUTHSIDE TOWER



SCAN HERE!



**JACK JUNKER**

Phone: 314.647.6611 ext. 132  
[JackJ@ManorRealEstate.com](mailto:JackJ@ManorRealEstate.com)

**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

**BEN CHERRY, CCIM**

Phone: 314.647.6611 ext. 115  
[Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)

**EDDIE CHERRY, CCIM**

Phone: 314.647.6611 ext. 113  
[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

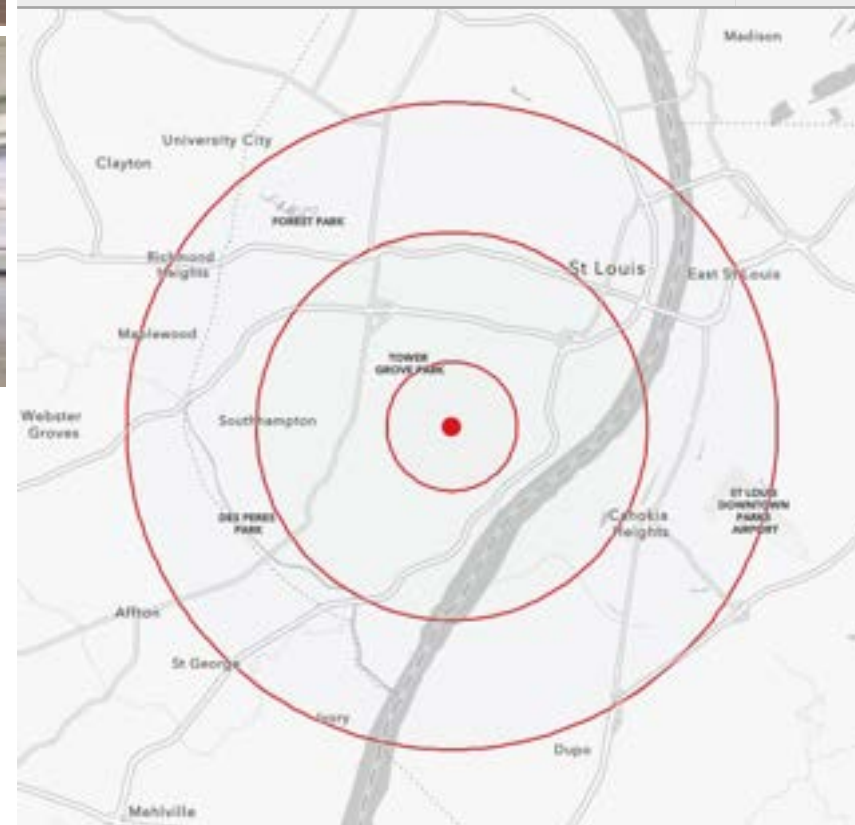
**3608 GRAVOIS AVENUE**  
**ST. LOUIS, MO 63116**  
**1,105 — 3,718 S.F.**  
**\$12/S.F. N.N.**

### PROPERTY INFORMATION



- MIXED-USE BUILDING WITH EVENT SPACE, RESIDENTIAL CONDOS, AND 1<sup>ST</sup> FLOOR COMMERCIAL USE
- BUILDING SIGNAGE AVAILABLE
- ABUNDANT PARKING (6.5/1,000 S.F. PARKING RATIO)
- HIGHLY VISIBLE (OVER 21,000 V.P.D.) LOCATION ON GRAVOIS AVENUE
- LOCATED IN TOWER GROVE SOUTH
- ZONED "G" (LOCAL COMMERCIAL AND OFFICE) - "H" (AREA COMMERCIAL)
- ONGOING \$26 MILLION REDEVELOPMENT ADJACENT TO PROPERTY

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	31,202	148,105	307,160
HOUSEHOLDS	13,997	71,189	149,266
AVERAGE HH INCOME	\$63,482	\$77,502	\$79,857



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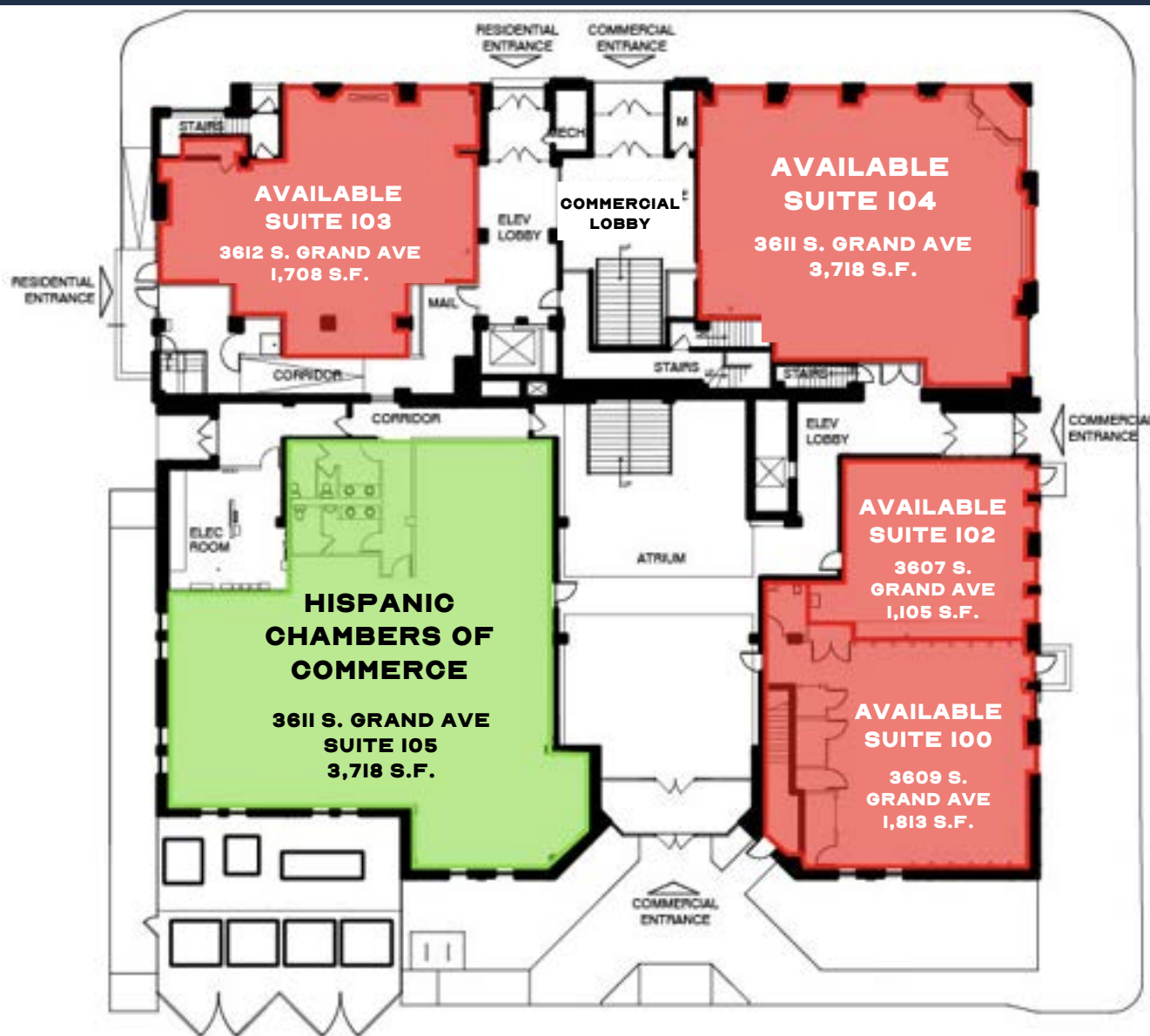
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### LEVEL I SITE PLAN



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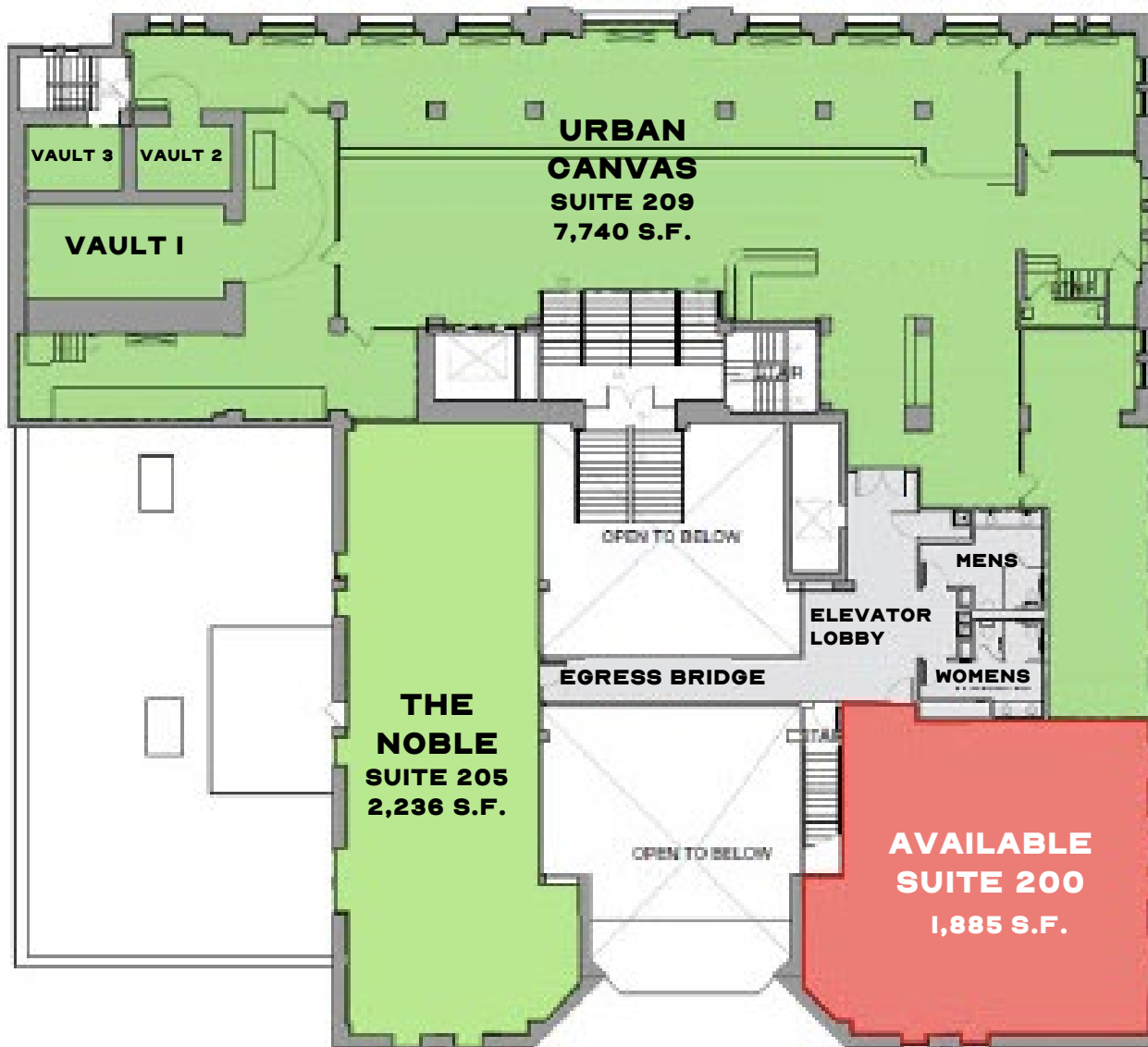
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**LEVEL 2  
SITE PLAN**



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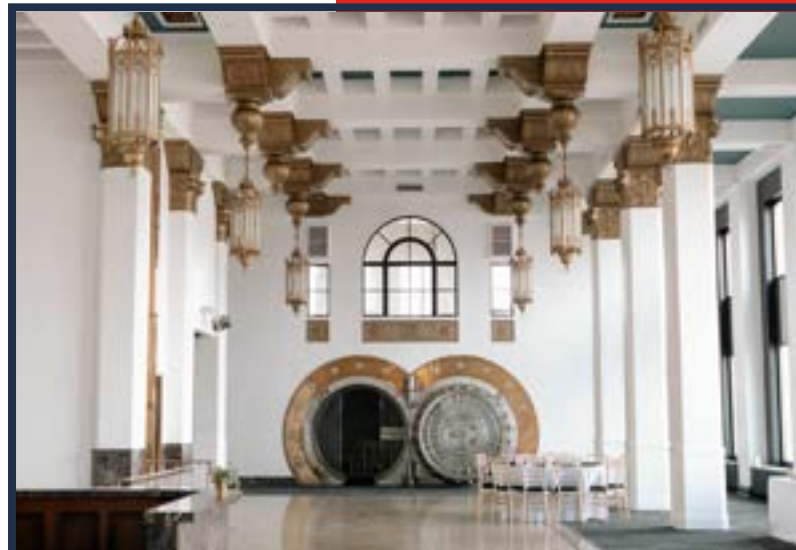
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NOTABLE  
TENANT

# THE NOBLE

A HISTORIC WEDDING VENUE  
THAT FEATURES AN ART DECO  
INTERIOR, VAULTED CEILINGS,  
AND AN ABUNDANCE OF  
NATURAL LIGHT.



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