



**SOUTH ST. LOUIS
REDEVELOPMENT**

SCAN HERE!



MANOR REAL ESTATE

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3224 SOUTH KINGSHIGHWAY BOULEVARD
ST. LOUIS, MO 63139
+/-68,584 S.F. | \$1,600,000 (\$23.33/S.F.)

Total building square footage is subject to final determination.

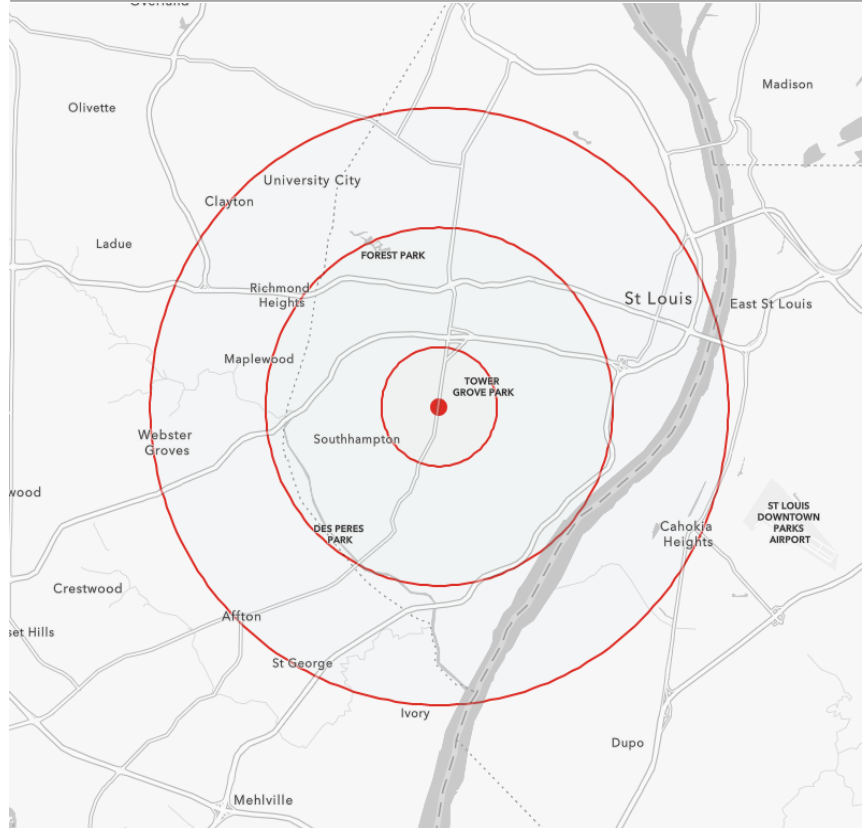
FOR SALE

PROPERTY INFORMATION



- **HIGHLY VISIBLE LOCATION ON KINGSHIGHWAY BLVD WITH 39K VPD**
- **IDEAL REDEVELOPMENT OPPORTUNITY FOR SELF-STORAGE, INDUSTRIAL, OR MULTI-FAMILY USE**
- **ZONED "K" UNRESTRICTED**
- **LOCATED ON A HOME DEPOT OUTLOT**
- **6 DOCKS, 2 DRIVE-INS**
- **FREIGHT-ELEVATOR SERVED**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	19,520	178,607	369,200
HOUSEHOLDS	10,282	88,299	176,298
AVERAGE HH INCOME	\$75,878	\$81,412	\$87,540



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