

**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. | \$2,400,000 (\$35.00/S.F.)

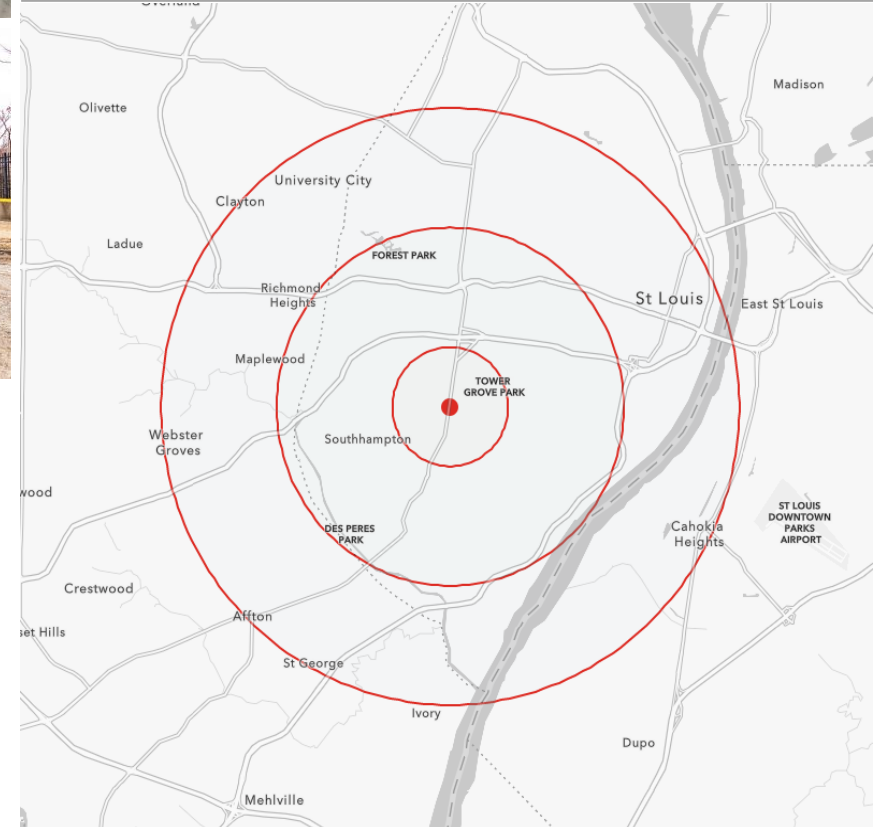
Total building square footage is subject to final determination.

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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