

**LOCUST BUSINESS  
DISTRICT FLEX  
BUILDING**



SCAN HERE!

**BEN CHERRY, CCIM**

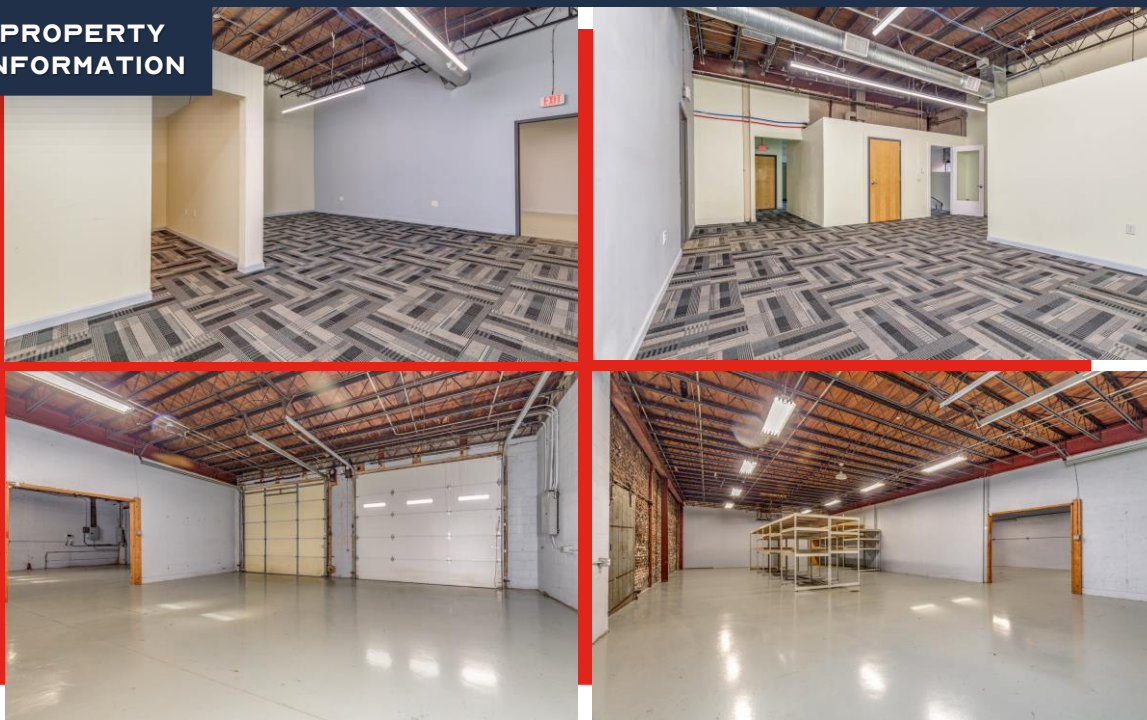
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**2836 LOCUST STREET  
SAINT LOUIS, MO 63103  
5,668 S.F. | \$11.00/S.F. M.G.**



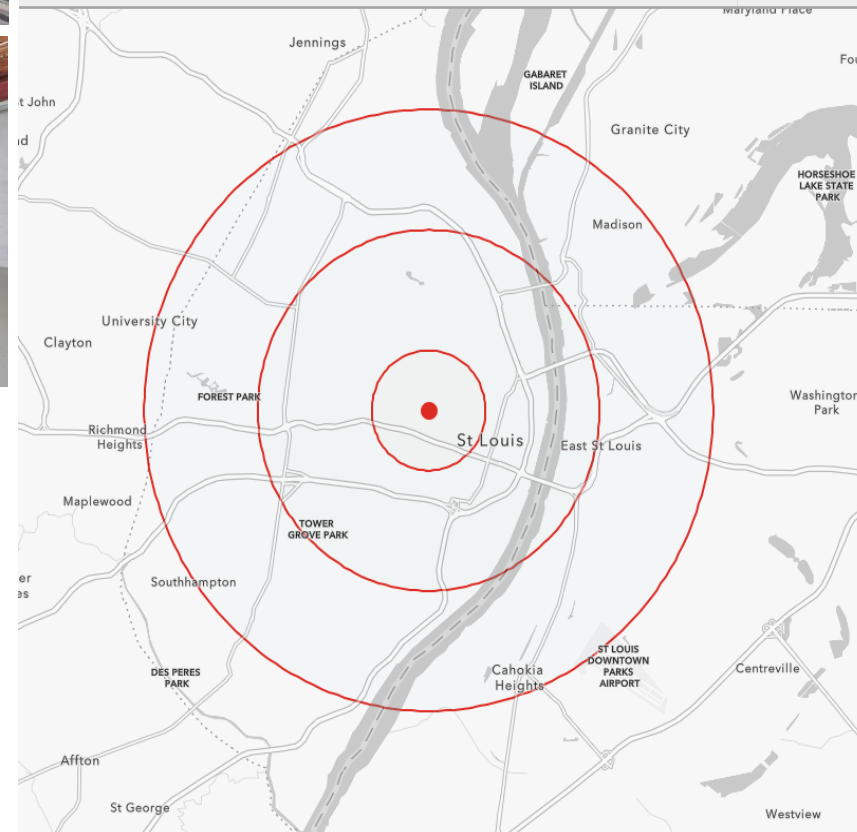


### PROPERTY INFORMATION



- **TURN-KEY FLEX OFFICE/WAREHOUSE BUILDING**
- **12' CLEAR HEIGHT, 13'3" TO THE DECK**
- **3 DRIVE-IN DOORS**
- **APPROXIMATELY 33% OFFICE (1,870 S.F.) / 66% WAREHOUSE (3,741 S.F.)**
- **TPO ROOF ONLY 4 YEARS OLD**
- **LOCATED IN THE HEART OF THE LOCUST BUSINESS DISTRICT**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		13,603	121,333	264,694
HOUSEHOLDS		6,266	60,420	127,563
AVERAGE HH INCOME		\$53,387	\$77,640	\$72,848



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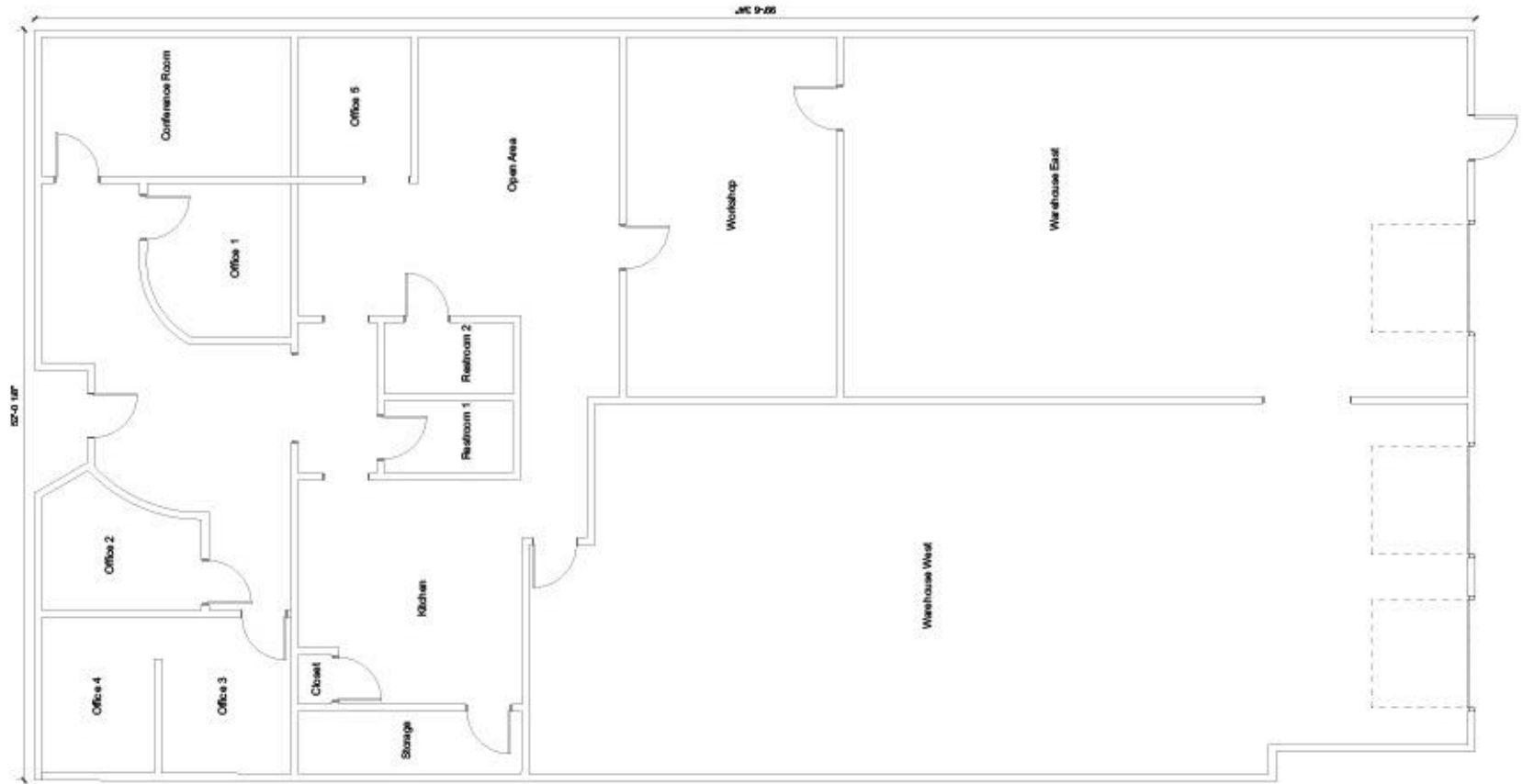
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### FLOOR PLAN

LOCUST ST.



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