

SOULARD EVENT & RESTAURANT VENUE



SCAN HERE!



BEN CHERRY, CCIM

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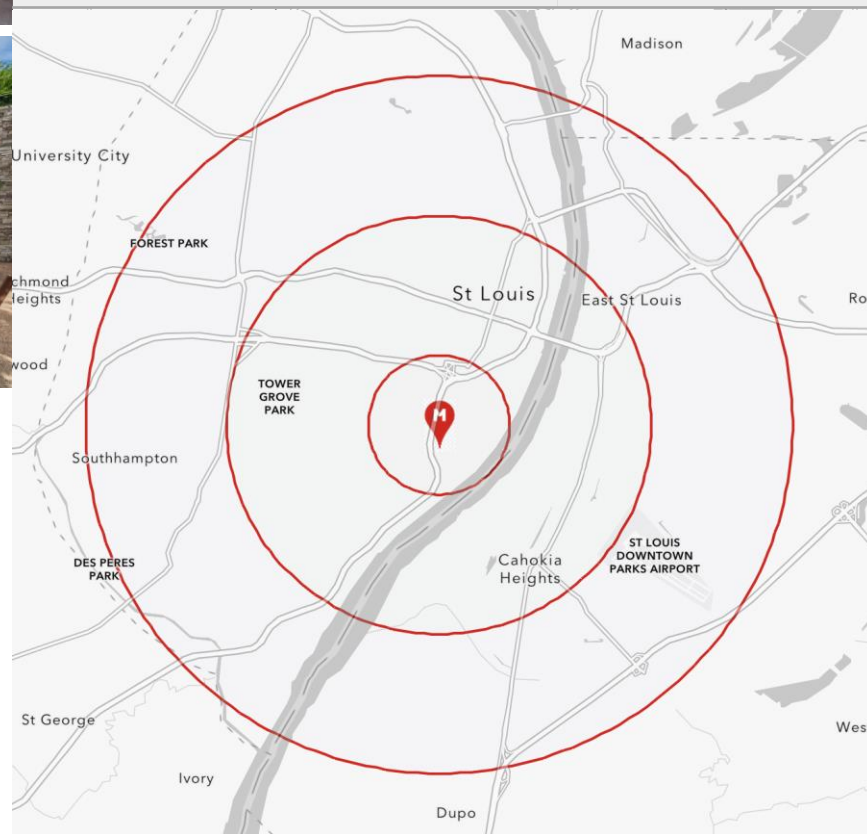
**2727 SOUTH 12TH STREET
ST. LOUIS, MO 63104
11,775 S.F. | \$1,199,000 (\$102.00/S.F.)**

PROPERTY INFORMATION



- **ORIGINALLY BUILT AS THE THIRD DISTRICT POLICE STATION**
- **TASTEFULLY RENOVATED AROUND 2000 WHILE MAINTAINING MUCH OF THE ORIGINAL CHARACTER**
- **OPERATES AS AN EVENT VENUE WITH FULL COMMERCIAL KITCHEN, MULTIPLE BARS, OUTDOOR COURTYARD**
- **ROOF REPLACED IN 2019 WITH EPDM**
- **30 TONS OF AIR IN THE BUILDING**
- **LOCATED WITHIN A FEDERAL HISTORIC DISTRICT**

| DEMOGRAPHICS | | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--|----------|----------|----------|
| POPULATION | | 15,020 | 115,555 | 254,350 |
| HOUSEHOLDS | | 7,767 | 54,796 | 123,383 |
| AVERAGE HH INCOME | | \$93,909 | \$77,148 | \$77,251 |



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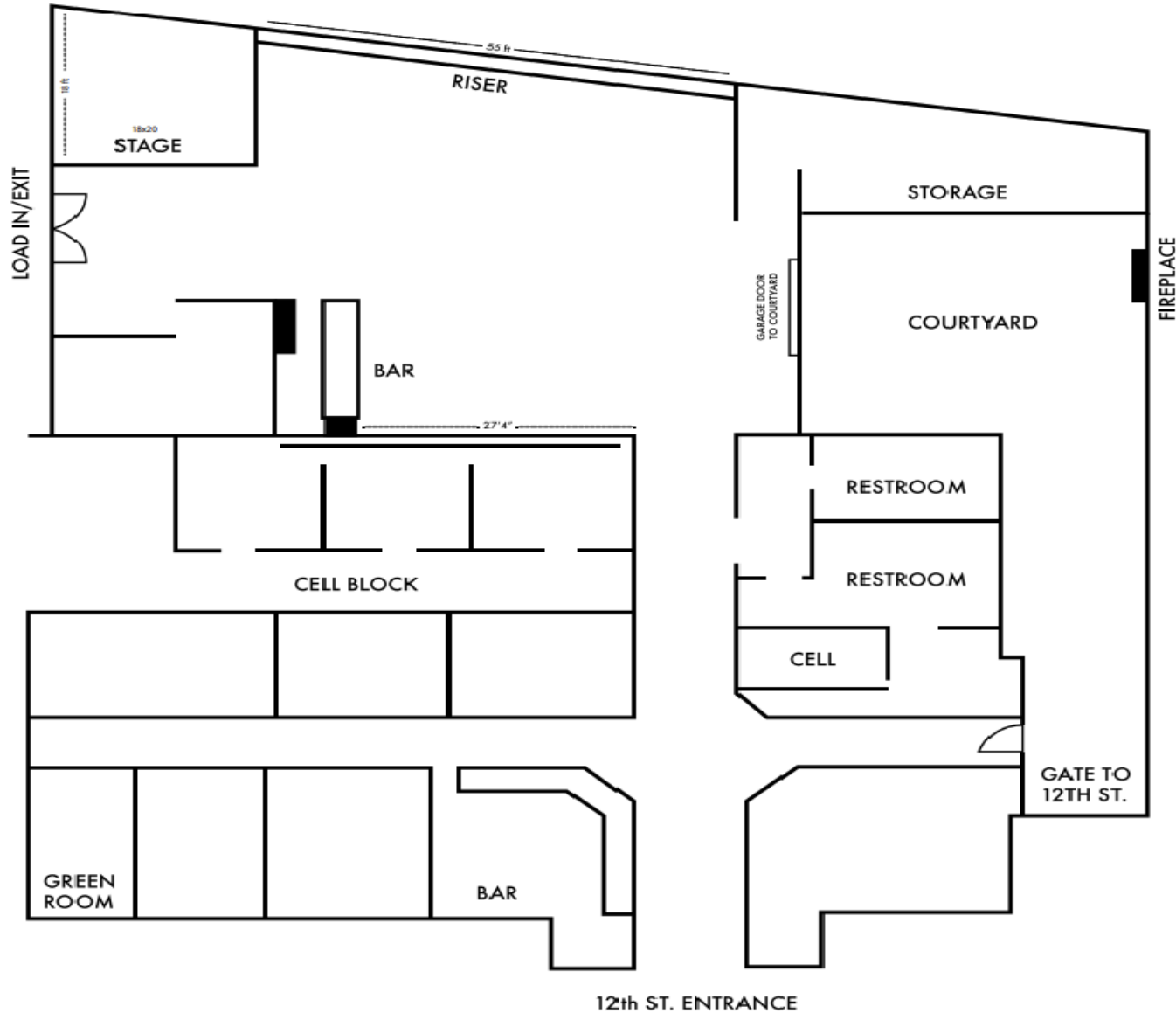


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FLOOR PLAN



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