

# SOULARD EVENT & RESTAURANT VENUE



SCAN HERE!

**BEN CHERRY, CCIM**

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**2727 SOUTH I2<sup>TH</sup> STREET**  
**ST. LOUIS, MO 63104**  
**11,775 S.F. | \$1,699,000 (\$144.00/S.F.)**





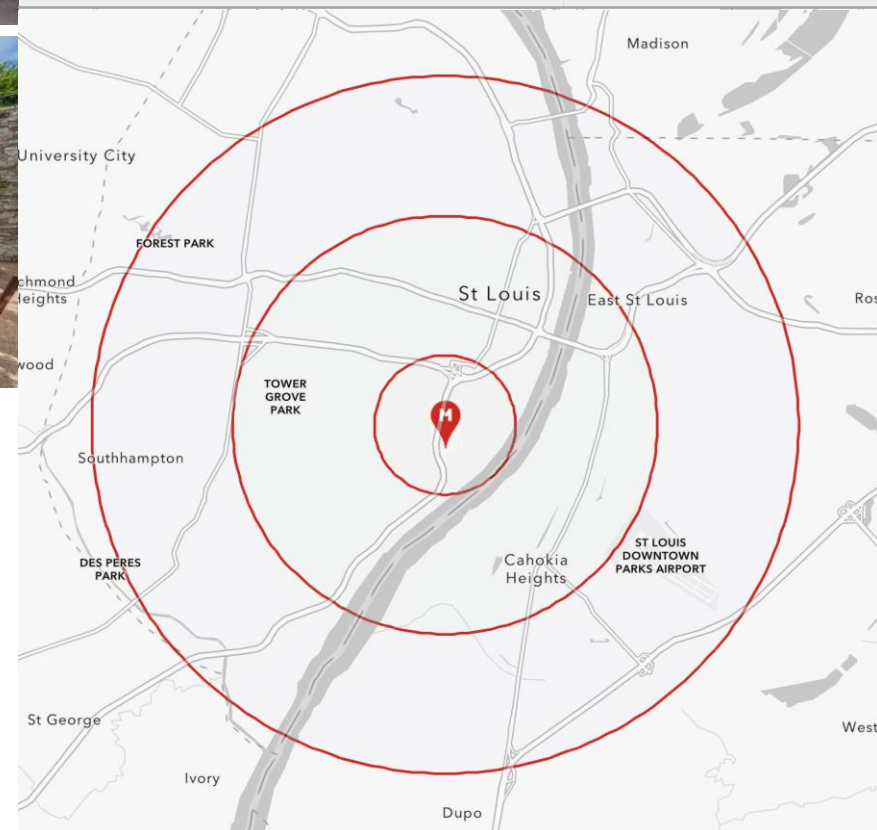
### PROPERTY INFORMATION



- 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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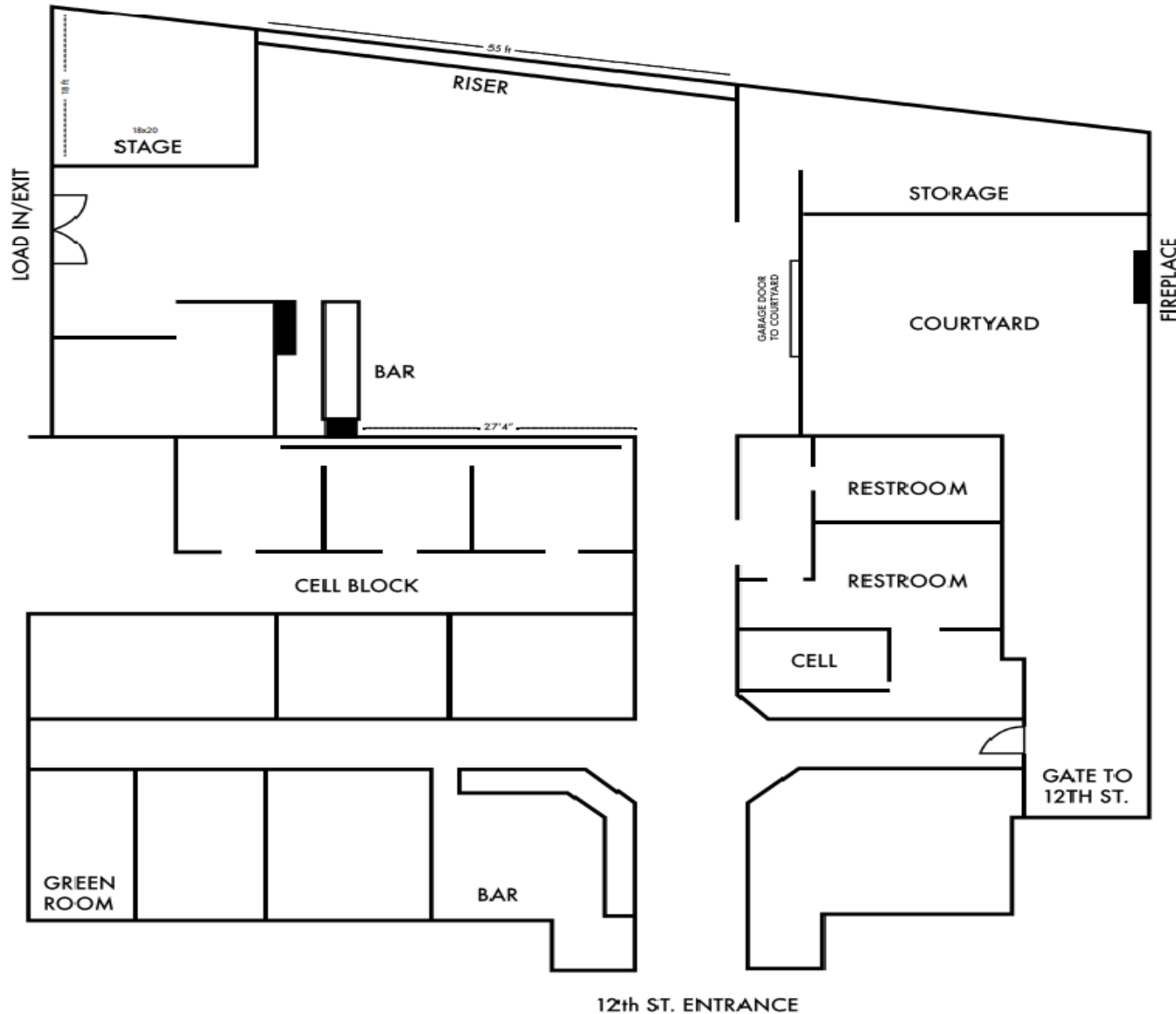
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### FLOOR PLAN



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