



**KINGSHIGHWAY &  
ARSENAL —  
DEVELOPMENT SITE**



SCAN HERE!



**BEN CHERRY, CCIM**

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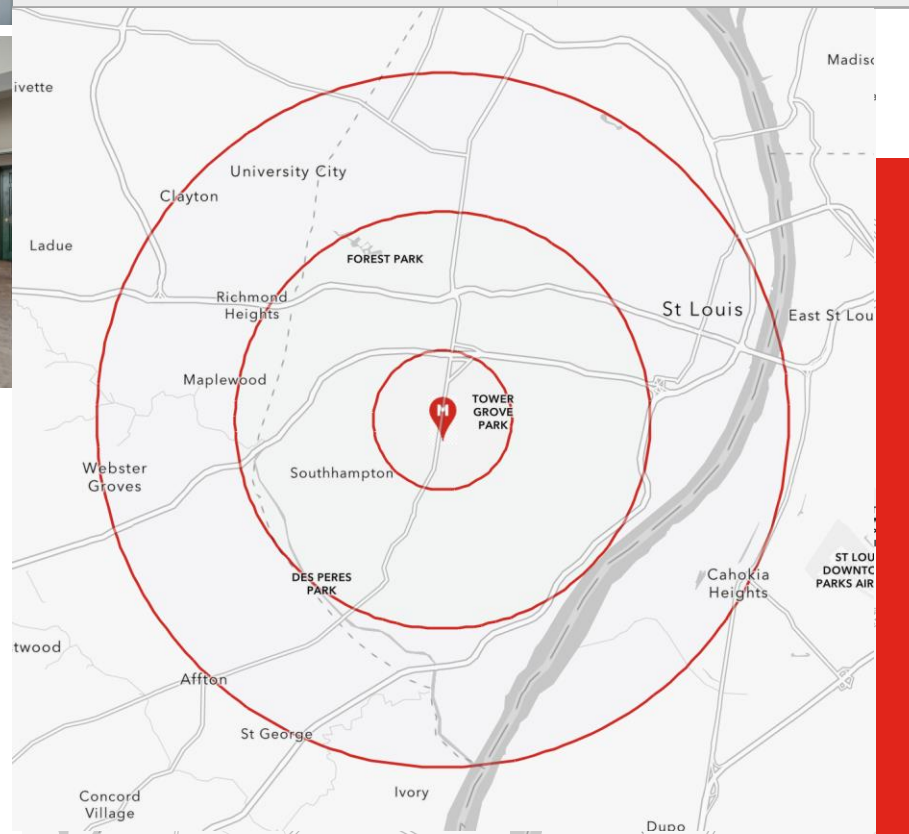
**3108 S. KINGSHIGHWAY BOULEVARD  
ST. LOUIS, MO 63139  
1,647 S.F. | \$499,000**

### PROPERTY INFORMATION



- LOCATED AT SIGNALIZED INTERSECTION OF KINGSHIGHWAY & ARSENAL
- 1,647 S.F. 2-STORY BUILDING, FORMERLY AUTOMOTIVE SALES
- 3 CURB CUTS (2 ON KINGSHIGHWAY, 1 ON ARSENAL)
- SURVEY & CLEAN PHASE I AVAILABLE
- REDEVELOPMENT OPPORTUNITY
- 1 BLOCK FROM TOWER GROVE PARK

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		18,061	179,171	369,365
HOUSEHOLDS		9,740	89,411	176,692
AVERAGE HH INCOME		\$78,734	\$84,599	\$90,211



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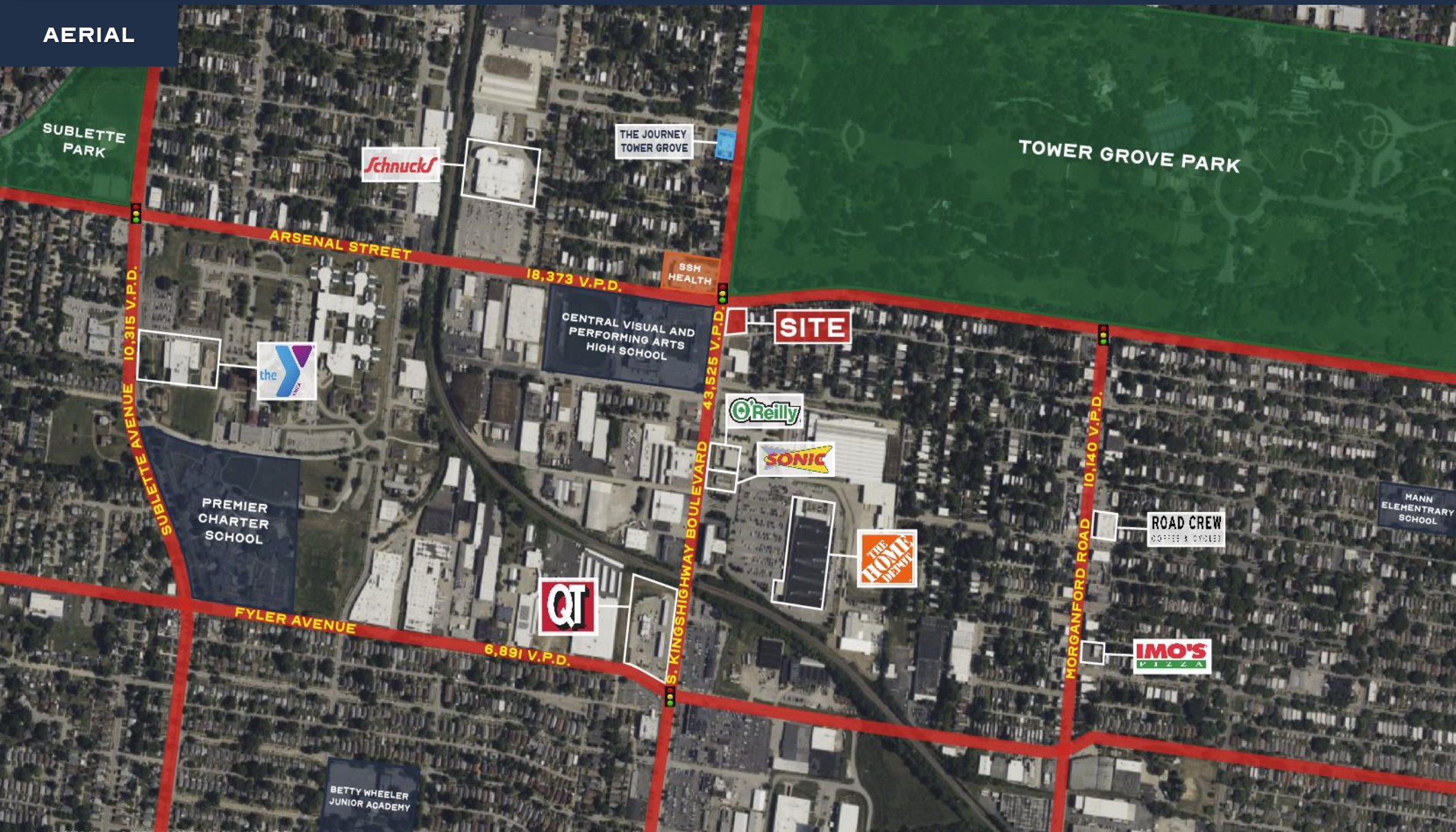


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