



# INDUSTRIAL SHOWROOM

SCAN HERE!



**BEN CHERRY, CCIM**

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**8393 HALL STREET  
ST. LOUIS, MO 63147  
12,500 S.F. | \$999,000**



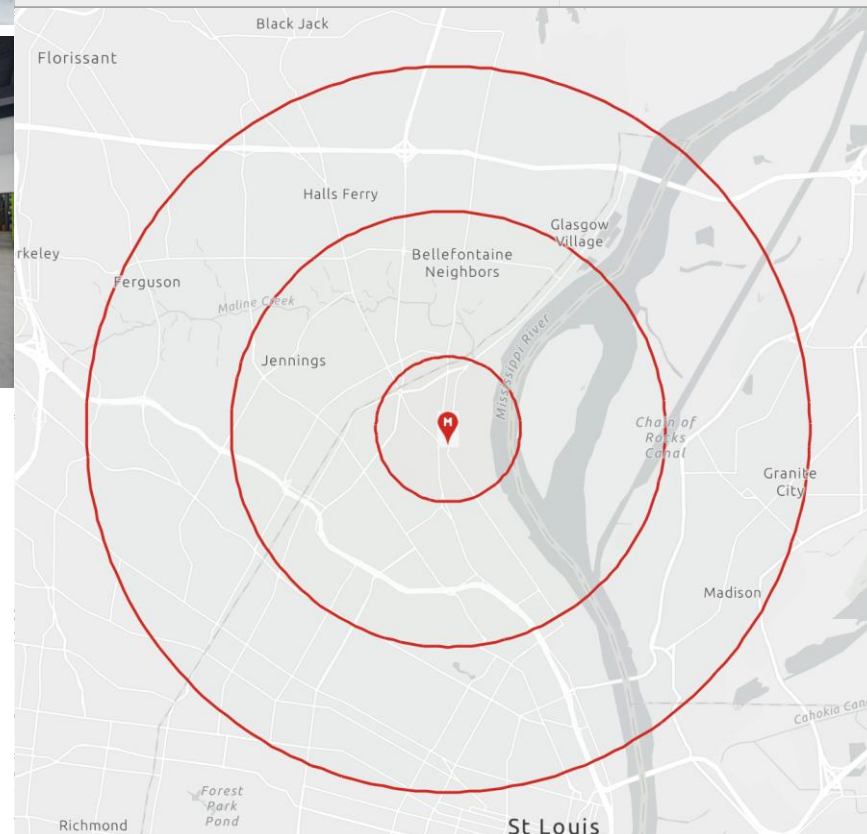
### PROPERTY INFORMATION



- **FREE-STANDING SINGLE-USE INDUSTRIAL BUILDING**
- **BUILT IN 1999**
- **1.54-ACRE PARCEL WITH 40+ PARKING SPACES**
- **~2,500 S.F. RETAIL SHOWROOM & 10,000 S.F. WAREHOUSE**
- **1 DRIVE-IN DOOR**
- **LED LIGHTING THROUGHOUT**
- **ZONED "K" — UNRESTRICTED**

### DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		7,141	65,073	185,760
HOUSEHOLDS		3,054	27,683	77,904
AVERAGE HH INCOME		\$47,982	\$47,327	\$53,869



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