

**TOWER GROVE SOUTH
FREE-STANDING
RETAIL**



SCAN HERE!



CALEB ANTHONIS




Phone: 314.647.6611 ext. 126
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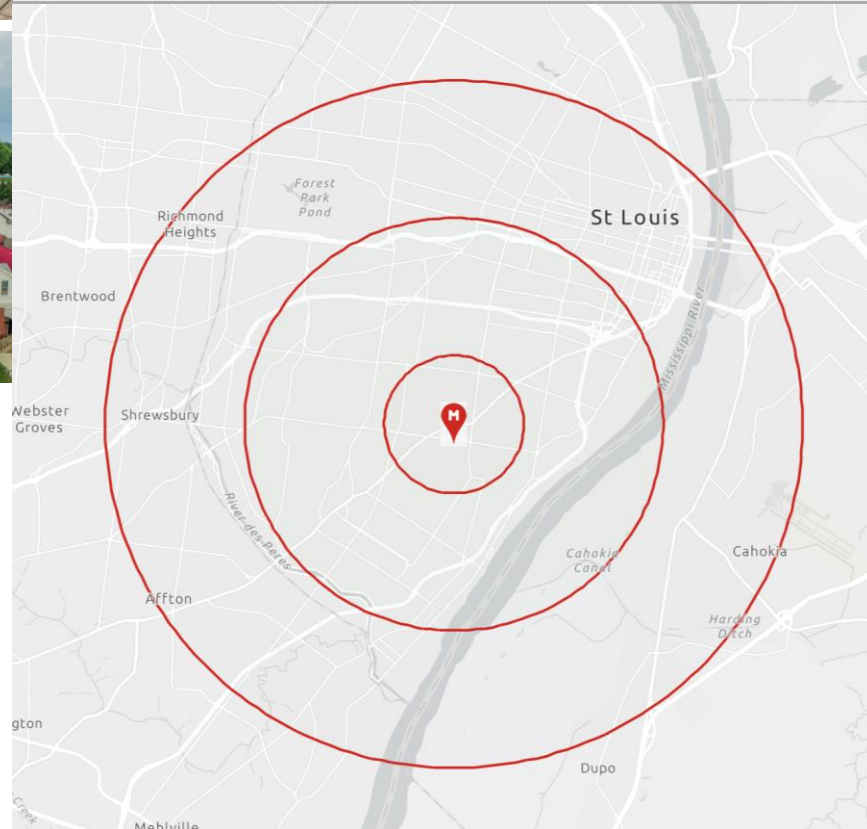
**3765 & 3757 GRAVOIS AVENUE
ST. LOUIS, MO 63116
2,496 S.F. | \$599,000 (\$239.98/S.F.)**

PROPERTY INFORMATION



- FREE STANDING RETAIL BUILDING LOCATED ON GRAVOIS AVE. IN TOWER GROVE SOUTH
- FORMER C-STORE CURRENTLY OPERATING AS A QSR WITH 12' HOOD
- 2,496 S.F. BUILDING ON A 15,320 S.F. PARCEL
- SALE INCLUDES THE ADJACENT 3,606 S.F. PARCEL (3757 GRAVOIS)
- BOTH PROPERTIES ARE ZONED G (LOCAL COMMERCIAL AND OFFICE)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	29,834	152,839	313,787
HOUSEHOLDS 	13,496	73,753	152,757
AVERAGE HH INCOME 	\$69,155	\$81,941	\$82,802



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SITE PLAN



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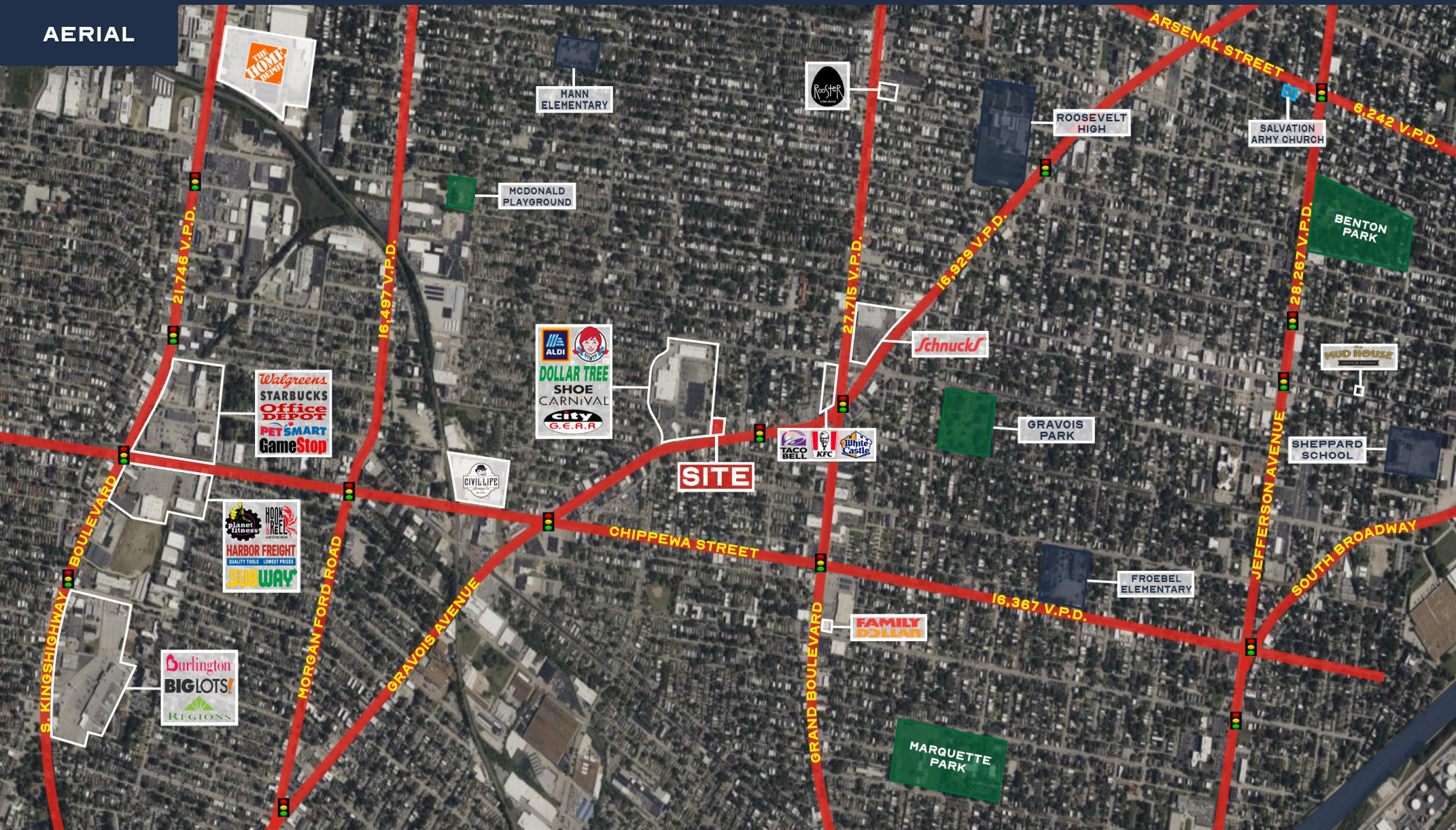


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AERIAL



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