

**TOWER GROVE SOUTH
CREATIVE OFFICE
BUILDING FOR SALE**



SCAN HERE!



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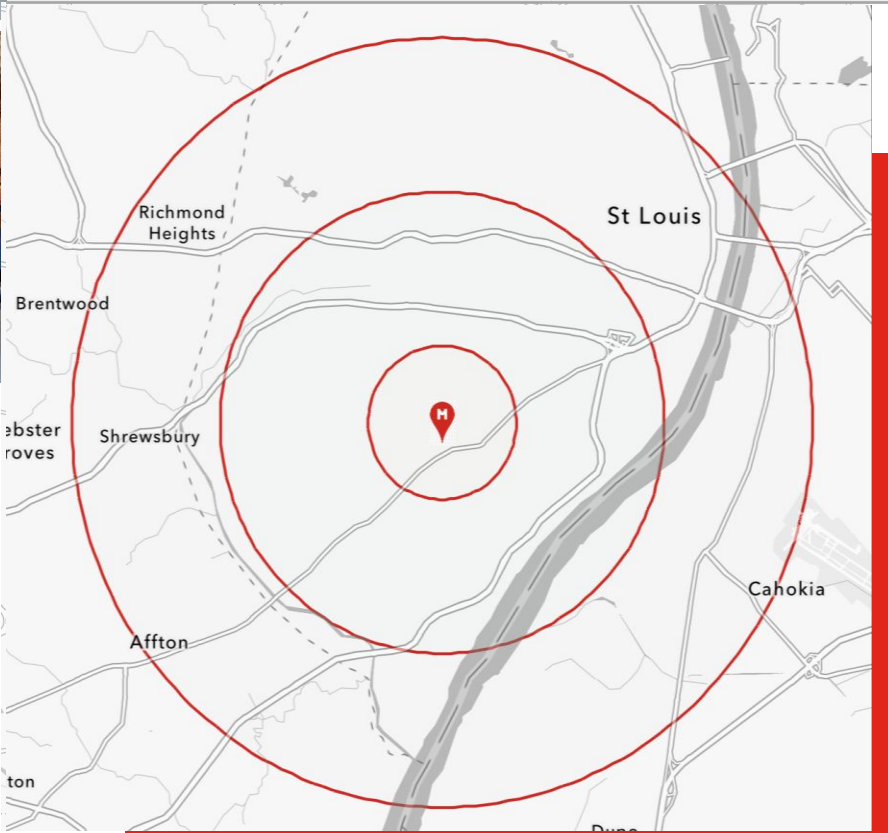
**3353 ROGER PLACE
ST. LOUIS, MO 63116
3,338 S.F.
\$525,000 (\$157.30/S.F.)**

PROPERTY INFORMATION



- FULLY RENOVATED CREATIVE OFFICE SPACE WITH MODERN UPGRADES COMPLETED IN 2023.
- PRIME TOWER GROVE SOUTH LOCATION IN A VIBRANT SOUTH CITY NEIGHBORHOOD.
- 3,338 S.F. SINGLE-STORY BUILDING WITH A FUNCTIONAL LAYOUT FEATURING OPEN AND PRIVATE WORKSPACES.
- NEIGHBORHOOD COMMERCIAL-F ZONING ALLOWS FOR OFFICE, CREATIVE, OR BOUTIQUE BUSINESS USE.
- CONVENIENT ACCESS TO RETAIL, DINING, AND MAJOR THOROUGHFARES.
- STRONG NEIGHBORHOOD APPEAL WITH A MIX OF RESIDENTIAL AND COMMERCIAL ACTIVITY NEARBY.
- PLEASE DO NOT DISTURB TENANTS

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		25,276	165,103	334,800
HOUSEHOLDS		12,062	80,286	161,580
AVERAGE HH INCOME		\$84,389	\$91,035	\$91,273



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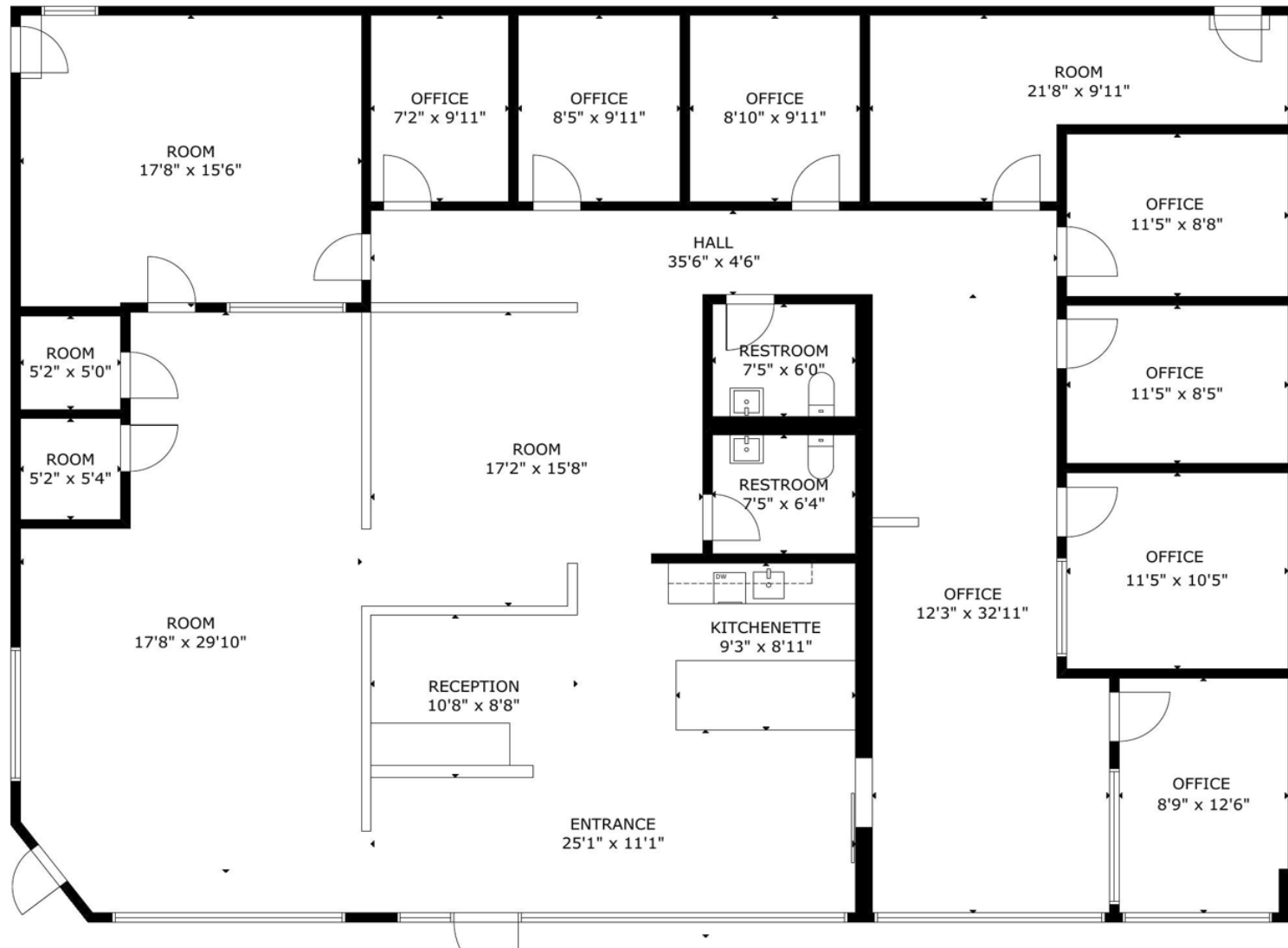


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SITE PLAN



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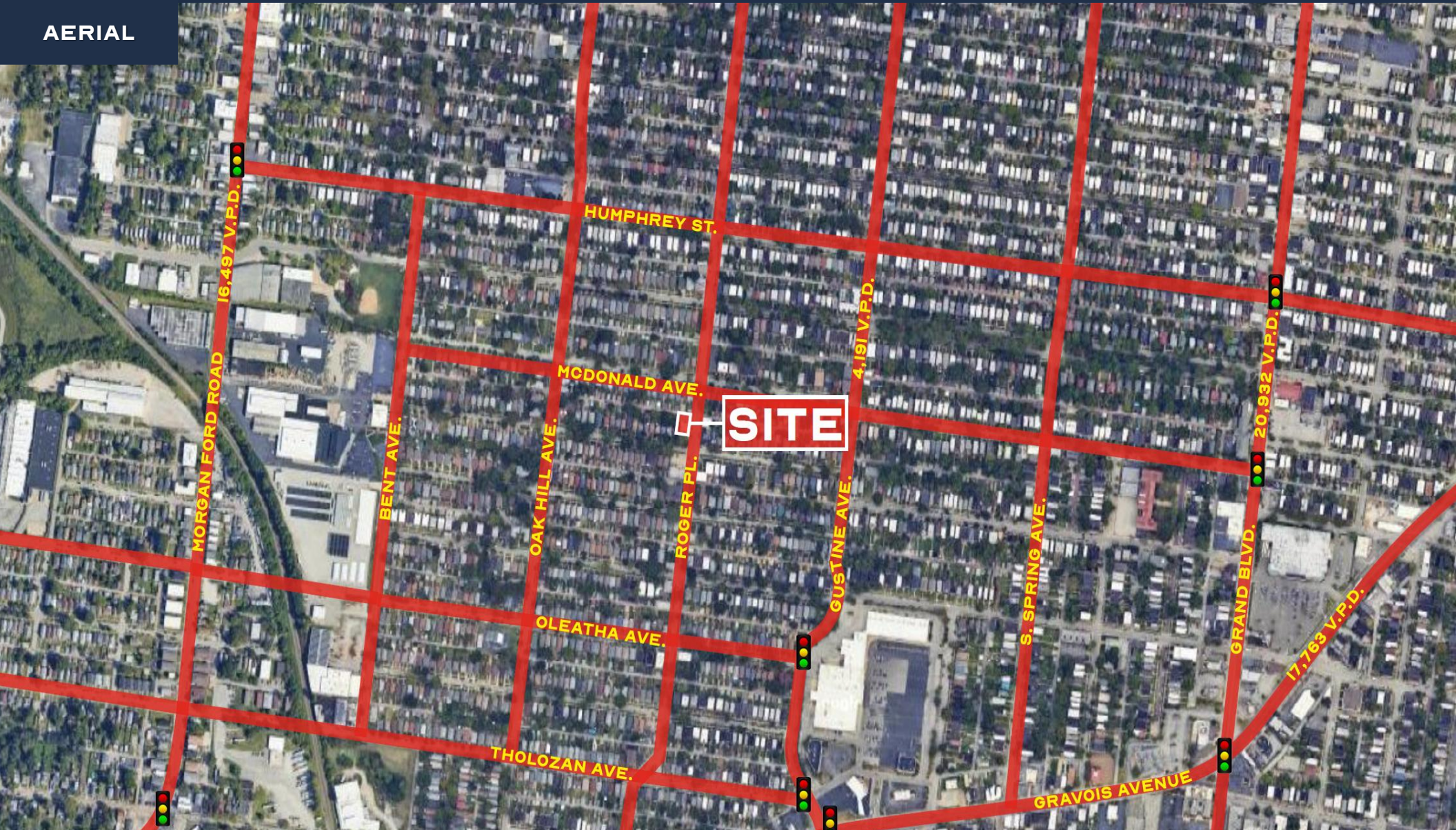
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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.