



**SOUTH CITY
OFFICE/RETAIL
FOR LEASE**

JACK JUNKER

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

DILLON FLYNN

Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com

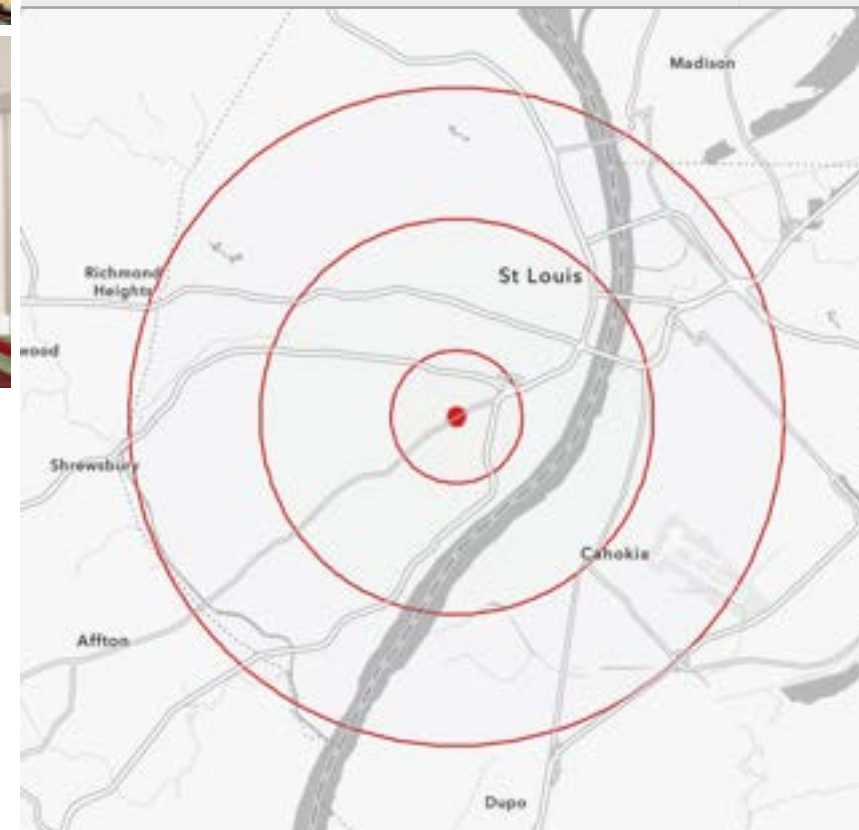
**2631 GRAVOIS AVENUE
ST. LOUIS, MO 63118
1,650-8,050 S.F. | \$12.00/S.F. M.G.**

PROPERTY INFORMATION



- HIGH-VISIBILITY CORNER LOCATION AT THE GRAVOIS & JEFFERSON INTERSECTION
- 4 SUITES AVAILABLE
- 12 DEDICATED REAR PARKING SPACES
- RECENTLY REMODELED FINISHES
- IMMEDIATE ACCESS TO I-44, I-55, AND I-64
- IDEAL FOR RETAIL, RESTAURANT, MEDICAL, OFFICE, FITNESS, CREATIVE, OR COMMUNITY-USE TENANTS

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		22,476	127,109	267,190
HOUSEHOLDS		11,741	65,311	136,927
AVERAGE HH INCOME		\$110,917	\$88,891	\$89,812



JACK JUNKER

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

DILLON FLYNN

Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com

2631 GRAVOIS AVENUE
ST. LOUIS, MO 63118
1,650-8,050 S.F. | \$12.00/S.F. M.G.

SITE PLAN



JACK JUNKER

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

DILLON FLYNN

Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com

2631 GRAVOIS AVENUE
ST. LOUIS, MO 63118
1,650-8,050 S.F. | \$12.00/S.F. M.G.