



**S. GRAND
OFFICE BUILDING
FOR SALE**

CALEB ANTHONIS

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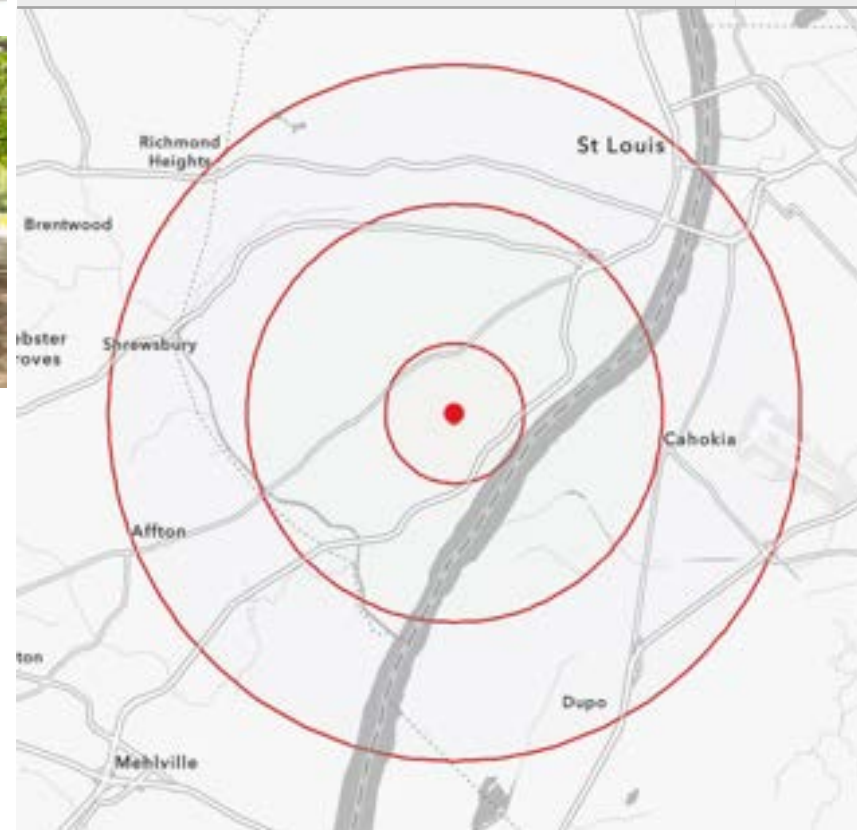
**4247 SOUTH GRAND BOULEVARD
ST. LOUIS, MO 63111
2,076 S.F. | \$135,000 (\$65/S.F.)**

PROPERTY INFORMATION



- **TWO-STORY, 2,076 SF COMMERCIAL OFFICE BUILDING ON SOUTH GRAND BOULEVARD IN SOUTH CITY ST. LOUIS.**
- **VACANT AND MOVE-IN READY — IMMEDIATE OCCUPANCY AVAILABLE.**
- **CONVENIENT ACCESS TO I-55 AND GRAVOIS AVE, CONNECTING TO MAJOR ROUTES THROUGHOUT THE METRO.**
- **WALKABILITY SCORE OF 70; APPROXIMATELY 8,213 VEHICLES PER DAY ON S. GRAND BLVD.**
- **PRICED AT \$135,000 (\$65/SF).**
- **TWO EQUAL FLOOR PLATES OF APPROXIMATELY 1,038 SF EACH.**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		26,972	130,653	279,809
HOUSEHOLDS		12,209	65,930	141,410
AVERAGE HH INCOME		\$61,306	\$93,420	\$93,476



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