

**SOUTH CITY
TURNKEY FITNESS
SPACE**



DILLON FLYNN

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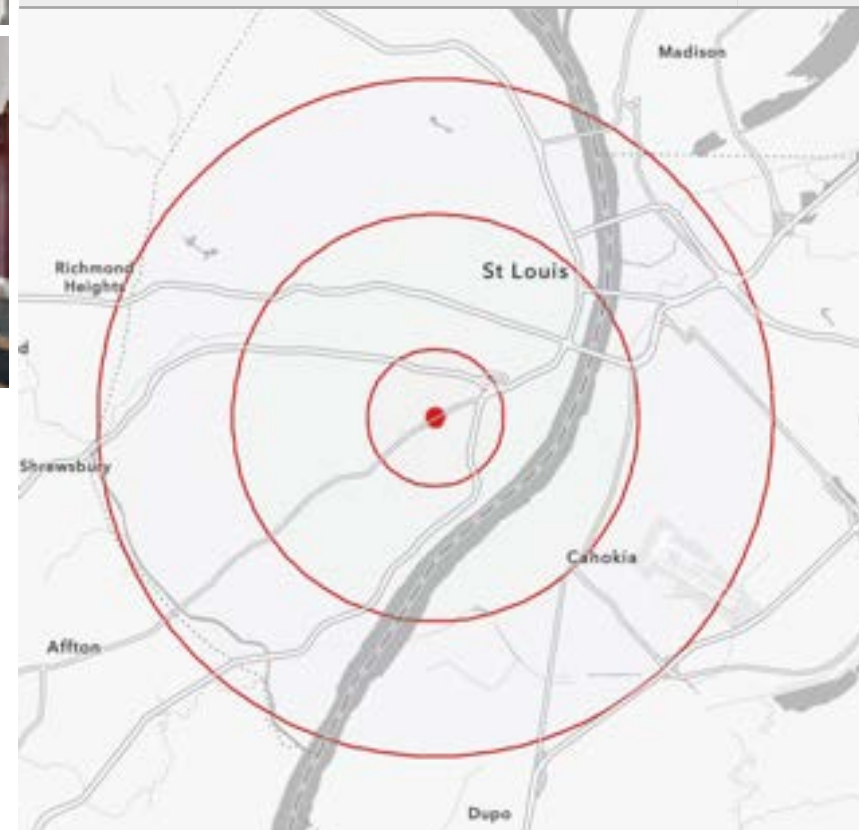
**2657 GRAVOIS AVENUE
ST. LOUIS, MO 63118
1,768 S.F. | \$12.00/S.F. M.G.**

PROPERTY INFORMATION



- **1,786 SF TURN-KEY FITNESS SPACE**
- **10 SECURED PARKING SPACES ATTACHED TO REAR OF BUILDING, STREET PARKING, AND ADJACENT SIDE STREET PARKING**
- **“F” NEIGHBORHOOD COMMERCIAL ZONING SUPPORTS BROAD RANGE OF RETAIL, SERVICE, AND PERSONAL SERVICE USES**
- **TENANTS PAY FOR GAS, INTERNET, AND ELECTRICITY**
- **LANDLORD TO PAY ALL OTHER UTILITIES**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		22,710	128,426	268,236
HOUSEHOLDS		11,677	66,161	137,459
AVERAGE HH INCOME		\$111,087	\$88,745	\$89,978



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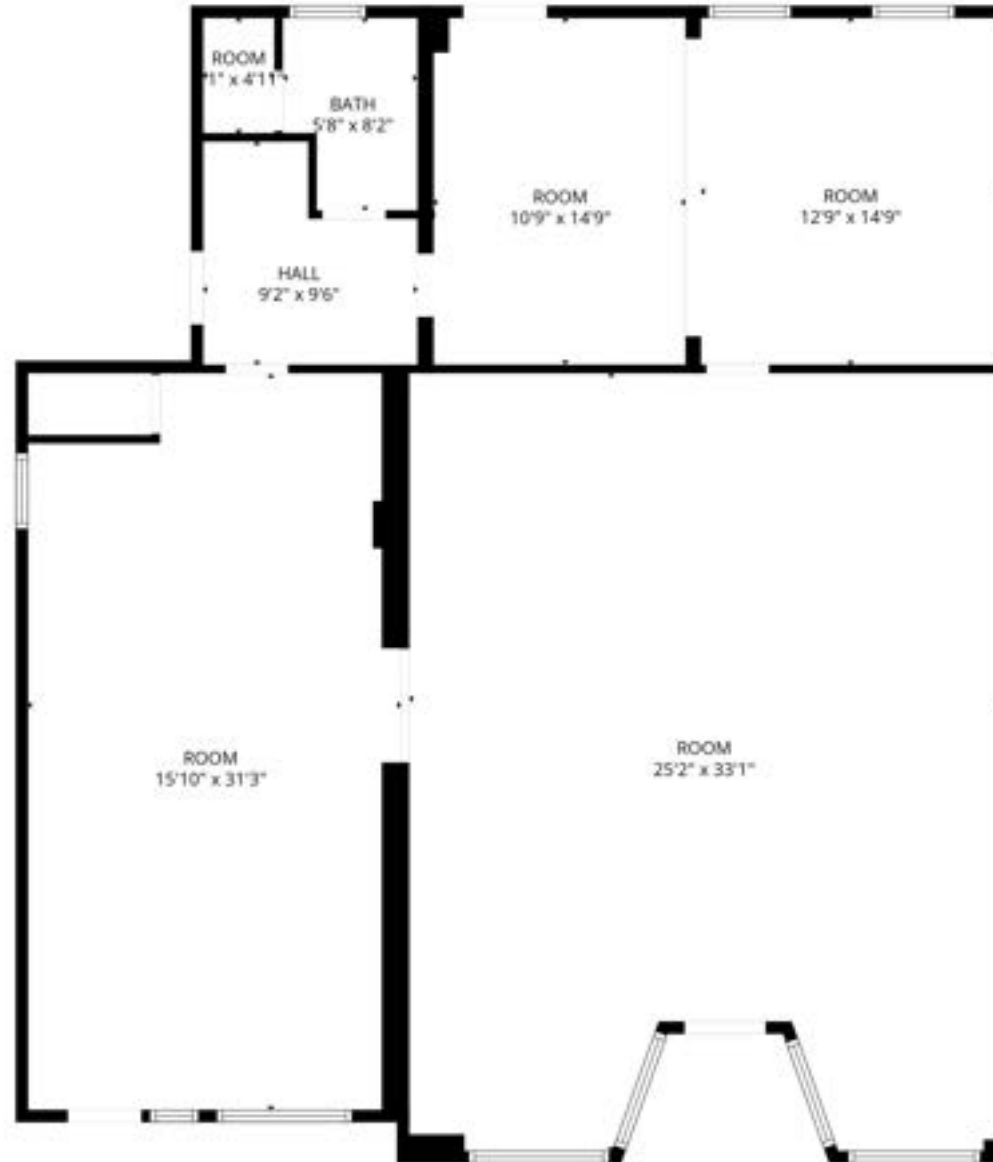
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FLOORPLAN



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