

An aerial photograph of a city street intersection. A small, rectangular lot is outlined in red, situated at the corner of a major road. The surrounding area includes various buildings, parking lots, and greenery. A large red semi-transparent box is overlaid on the right side of the image, containing the text 'GATEWAY TO THE GROVE' in white.

GATEWAY TO THE GROVE

EDDIE CHERRY, CCIM

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**4014 CHOUTEAU AVENUE
ST. LOUIS, MO 63110
3,826 S.F. ON 13,068 S.F. LOT
\$695,000**

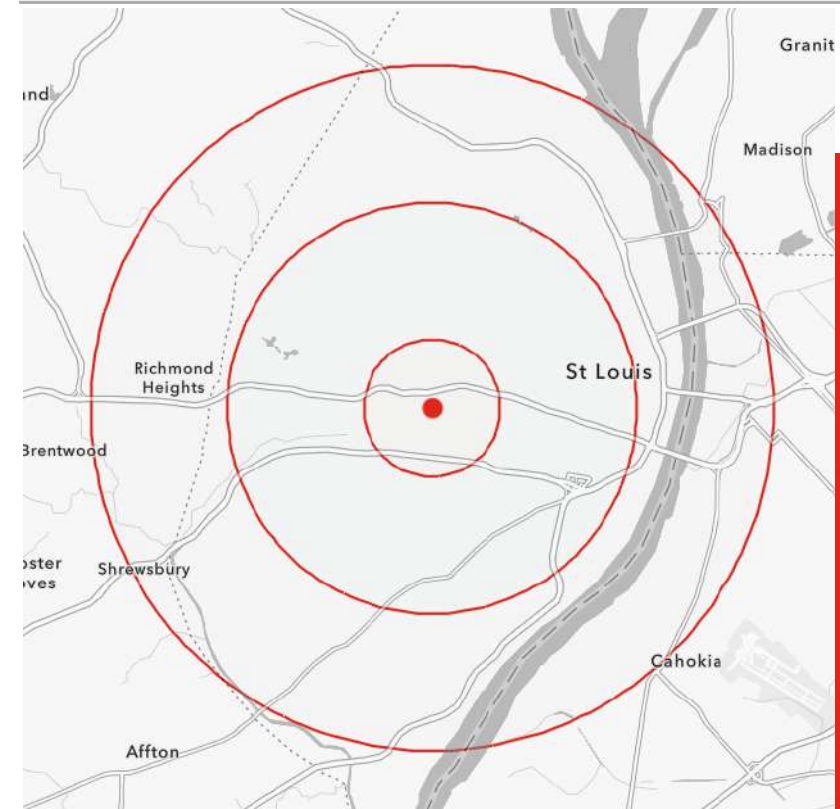
PROPERTY INFORMATION



CONCEPTUAL RENDERING

- PREMIER CORNER POSITION AT "THE WEDGE" — INTERSECTION OF CHOUTEAU, MANCHESTER & VANDEVENTER AVE
- 0.30 AC LOT
- ZONED G — GENERAL COMMERCIAL
- SITE IS LOCATED WITHIN AN OPPORTUNITY ZONE, CID DISTRICT AND ELIGIBLE FOR TAX ABATEMENT
- DIRECT ACCESS TO I-64, I-44, FOREST PARK, CENTRAL WEST END, BJC/WASH U MEDICAL & SLU/SSM HEALTH CAMPUSES
- 235' OF CHOUTEAU AVE FRONTAGE & 279' OF VANDEVENTER AVE FRONTAGE

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		19,517	149,681	317,049
HOUSEHOLDS		9,976	79,967	158,910
AVERAGE HH INCOME		\$98,406	\$94,602	\$98,453



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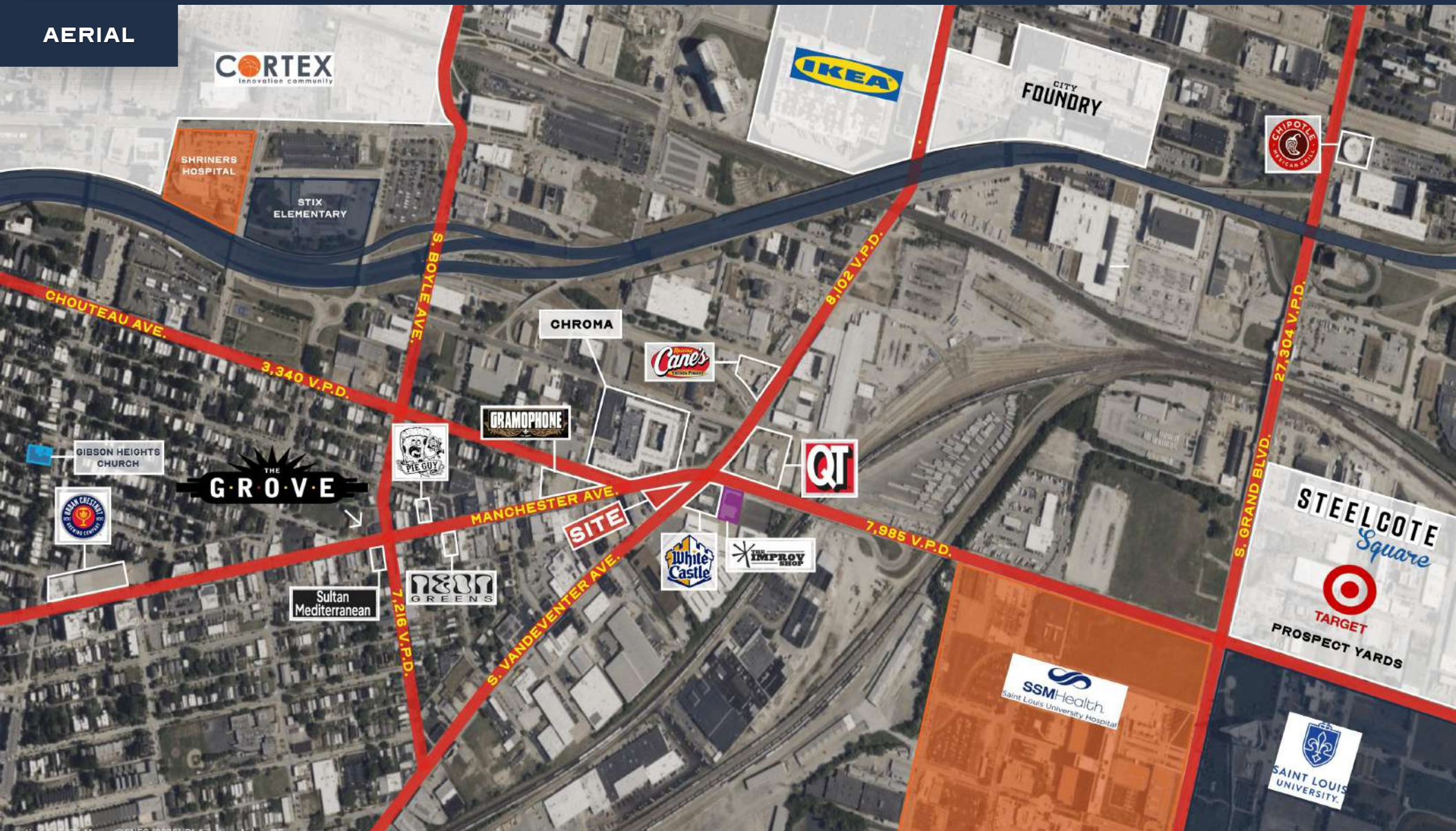
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AERIAL



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