

**S. KINGSHIGHWAY 2ND FLOOR
OFFICE SPACE**



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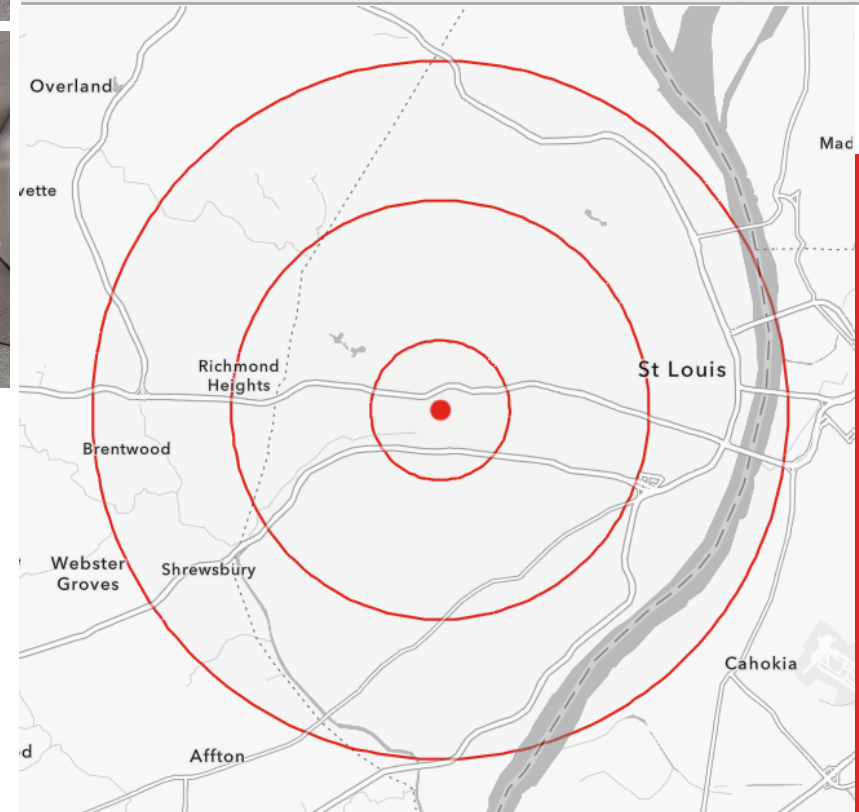
**1151 SOUTH KINGSHIGHWAY BOULEVARD
ST. LOUIS, MO 63110
2,500 S.F. | \$15.00/S.F. F.S.G.**

PROPERTY INFORMATION



- BUILT IN 2014 — RECENTLY RENOVATED
- 50 FT OF FRONTAGE ON S. KINGSHIGHWAY
- EXCELLENT SIGNAGE OPPORTUNITY
- ENTIRE 2ND FLOOR AVAILABLE WITH HIGH-END FINISHES THROUGHOUT
- ON-SITE OWNERSHIP
- 5 PARKING SPACES/1,000 S.F.
- HIGHLY VISIBLE LOCATION ON SOUTH KINGSHIGHWAY BOULEVARD BETWEEN MANCHESTER ROAD AND OAKLAND AVENUE
- OVER 60,000 V.P.D.
- LESS THAN 1/2 A MILE FROM FOREST PARK WITH CONVENIENT ACCESS TO I-64
- ZONED "G" — LOCAL COMMERCIAL AND OFFICE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,393	154,535	353,091
HOUSEHOLDS	6,462	79,825	175,917
AVERAGE HH INCOME	\$110,642	\$101,846	\$104,256



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