



**PREMIERE
MIXED-USE PROPERTY
ON THE HILL**

JACK JUNKER

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BEN CHERRY, CCIM




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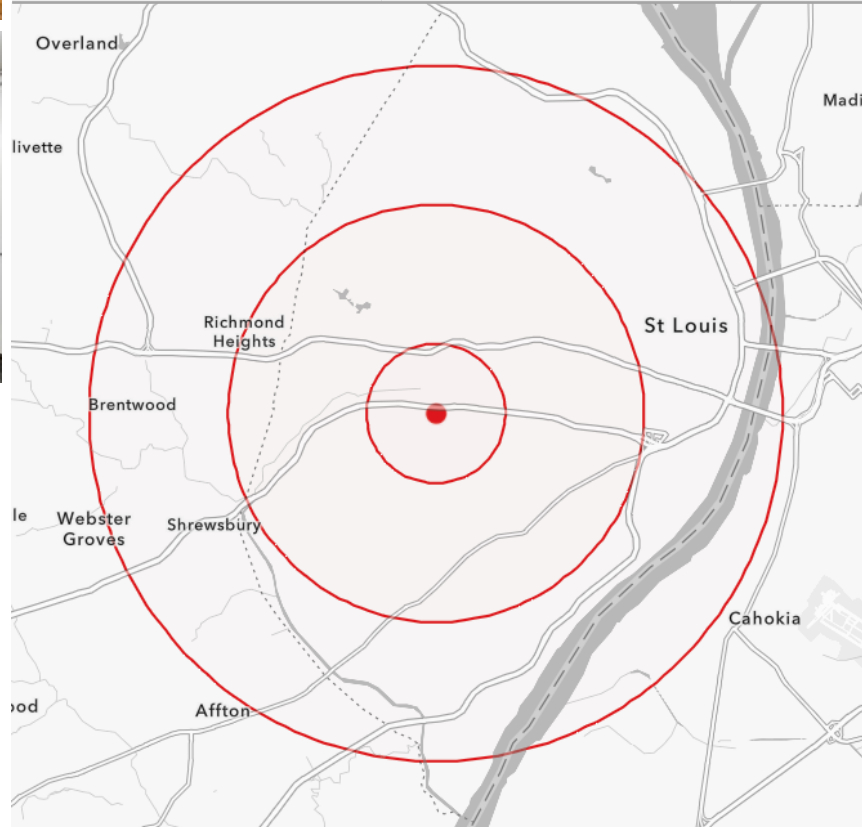
**4916 SHAW AVENUE
ST. LOUIS, MO 63110
1,200-3,000 S.F. | \$10.00-18.00/S.F. N.N.N.**

PROPERTY INFORMATION



- 3,000 S.F. WAREHOUSE AVAILABLE AT \$2,500/MONTH NNN
- 1,000 S.F. RECORDING STUDIO AVAILABLE AT \$1,800/MONTH NNN
- 6 SURFACE LOT SPACES
- WAREHOUSE FEATURES A DOCK HIGH DOOR FOR LOADING
- RECORDING STUDIO IS FULLY SOUNDPROOFED AND INCLUDES PREMIUM AV EQUIPMENT
- LOCATED ON THE HILL, ONE OF ST. LOUIS' MOST PROMINENT NEIGHBORHOODS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	12,216	165,961	385,036
HOUSEHOLDS 	6,968	87,432	178,208
AVERAGE HH INCOME 	\$115,880	\$101,634	\$104,462



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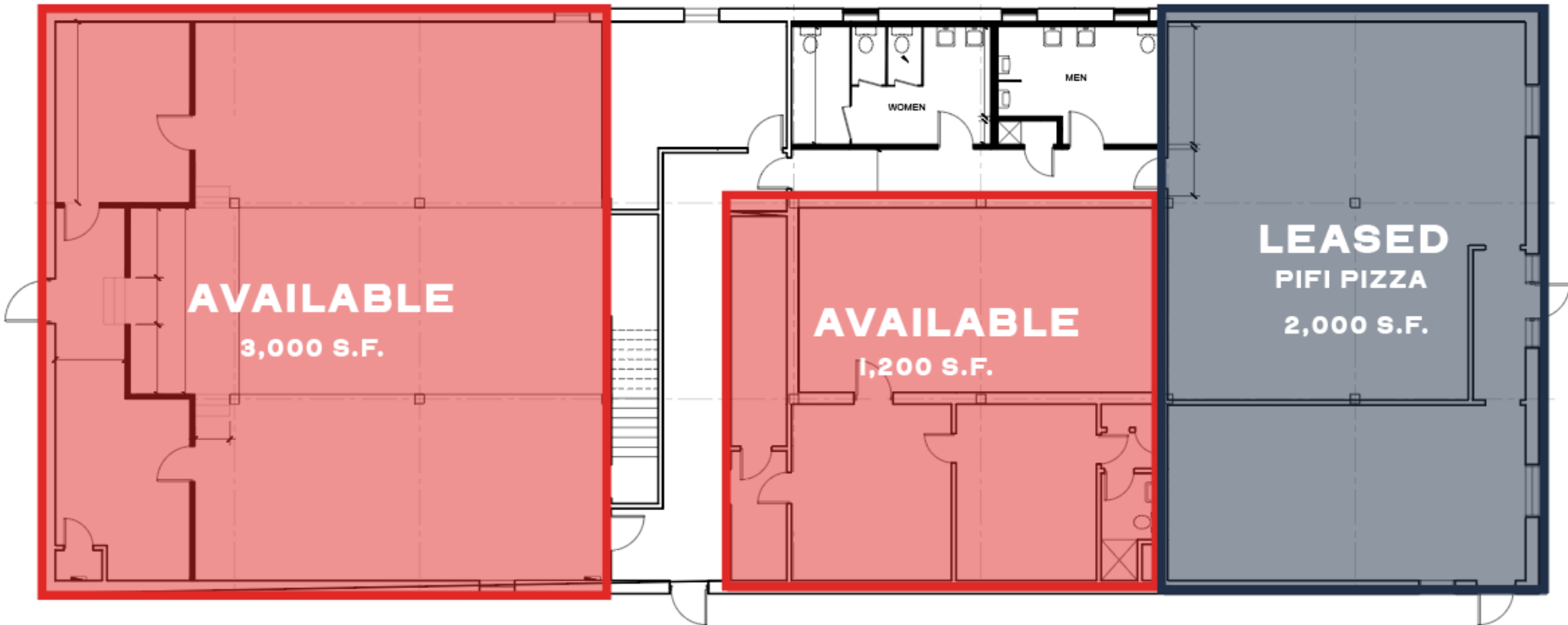
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FLOOR PLAN



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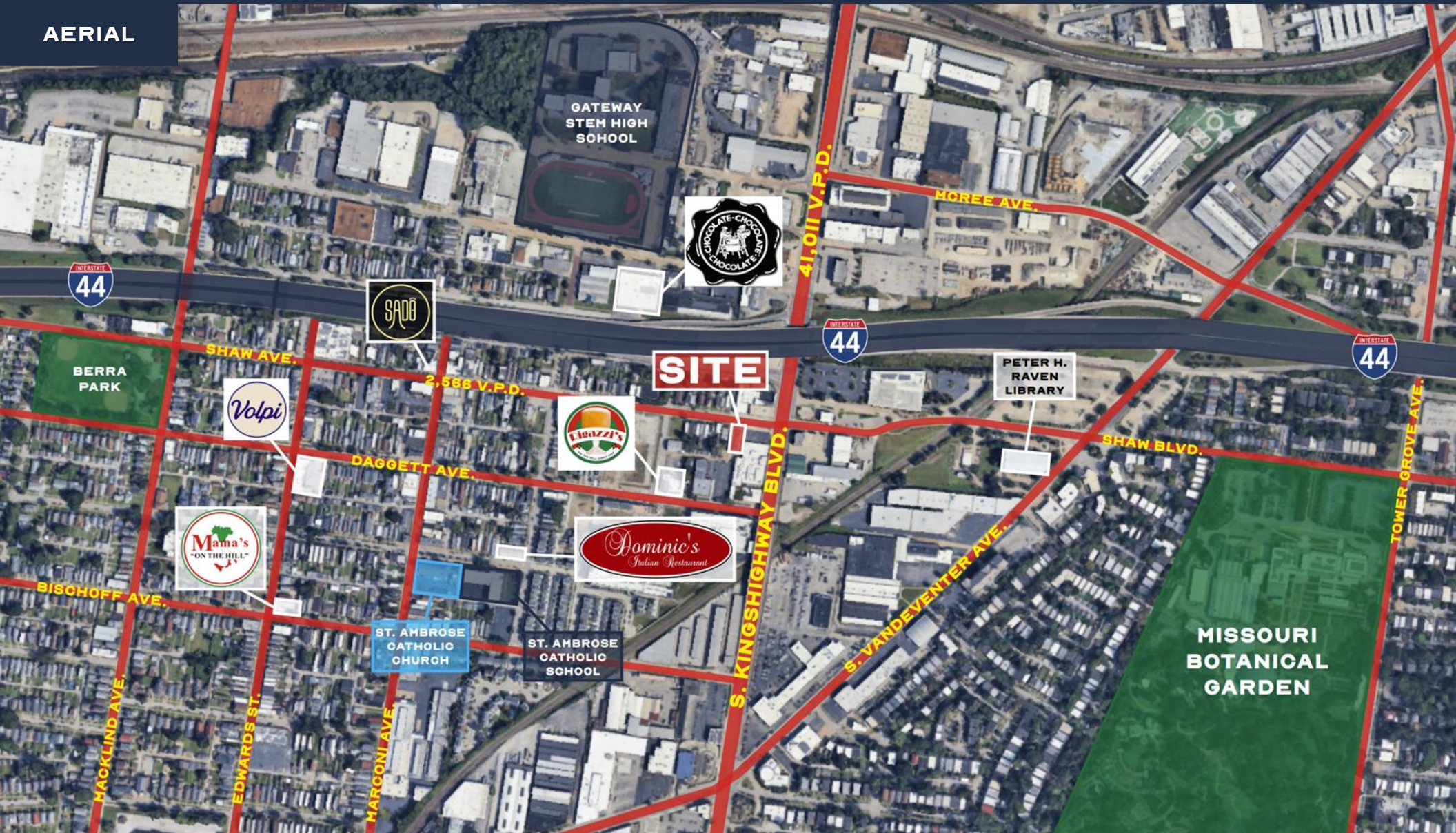
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AERIAL



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