



**SOUTH GRAND
FREESTANDING
RETAIL/OFFICE BUILDING**

JACK JUNKER

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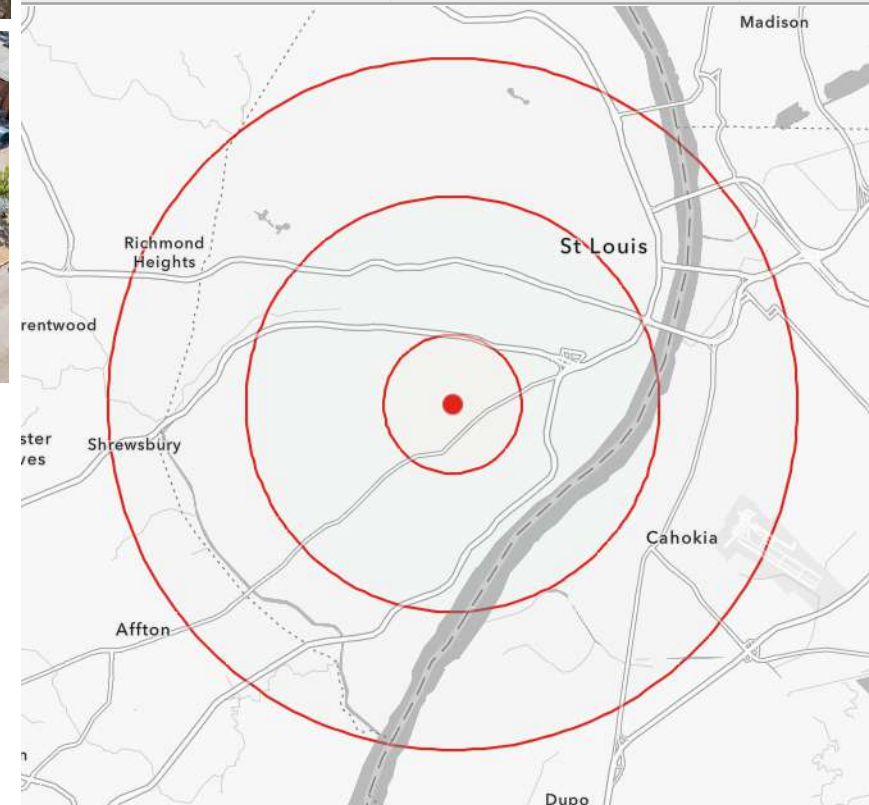
**3536 ARSENAL STREET
ST. LOUIS, MO 63118
1,540 S.F. | \$225,000 (\$146/S.F.)**

PROPERTY INFORMATION



- 1,540 SF FREESTANDING BUILDING IN THE SOUTH GRAND CID
- RAW, BLANK-CANVAS INTERIOR
- 4 CAR REAR PARKING PAD AND ABUNDANT COMMUNITY PARKING LOT DIRECTLY ADJACENT
- HIGH VISIBILITY LOCATION STEPS FROM SOUTH GRAND DINING, RETAIL & TOWER GROVE PARK

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		27,199	151,712	302,702
HOUSEHOLDS		13,492	79,868	153,478
AVERAGE HH INCOME		\$110,023	\$93,352	\$95,101



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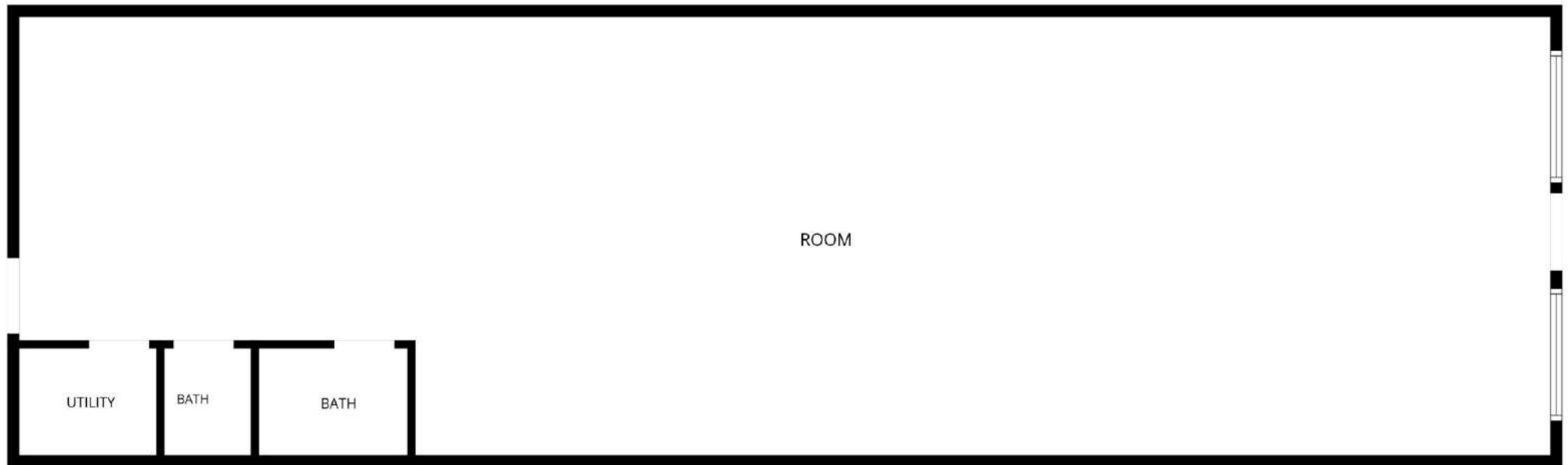
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**FLOOR
PLAN**



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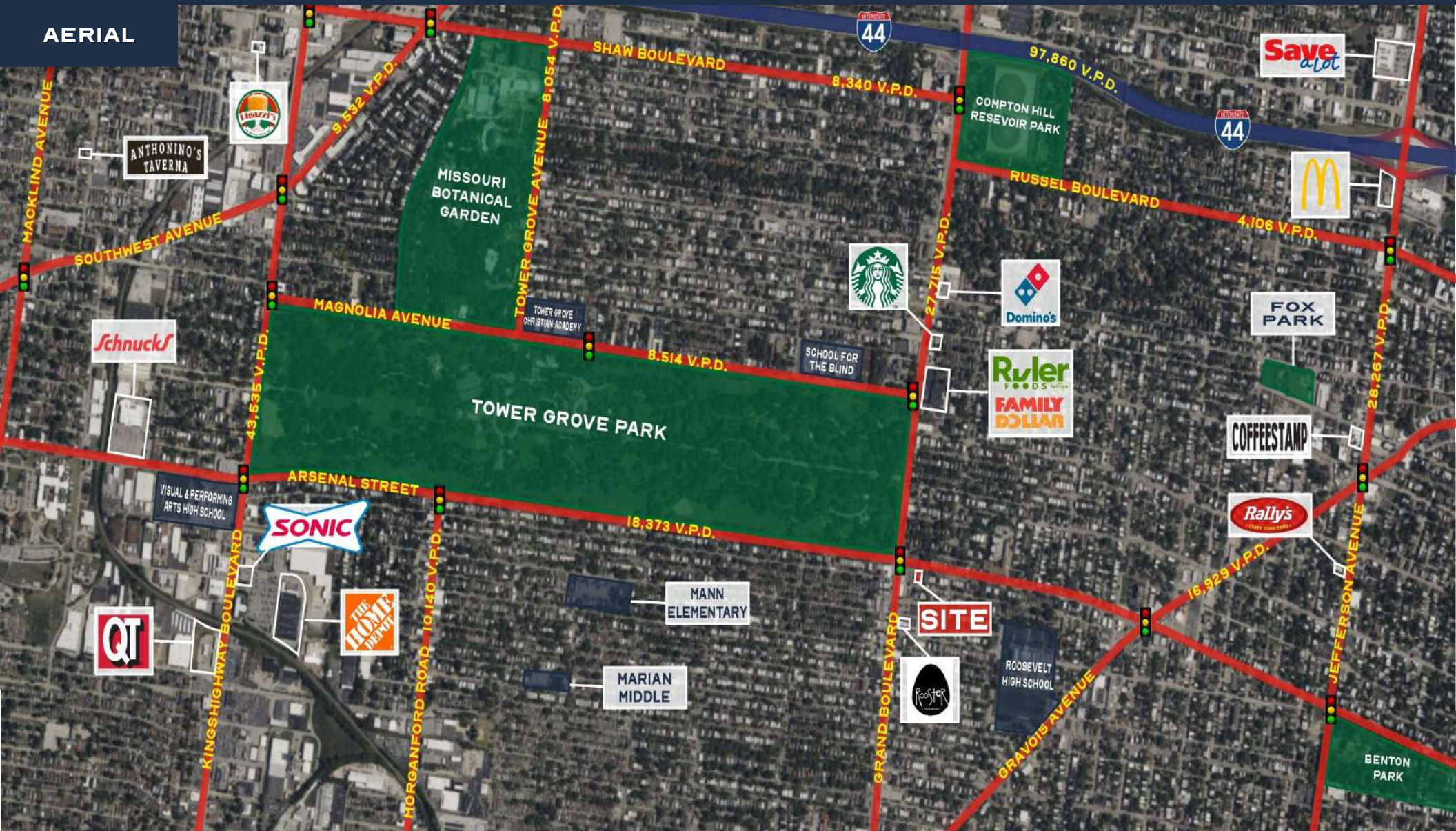
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AERIAL



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