



Development Site Opportunity

PROPERTY DETAILS

- 3 Parcels
- 15,500 SF of Ground Area
- Includes the Entire Street Facing Facade of Jefferson Stretching Between Olive and Locust
- Includes Due Diligence for Proposed New Construction Mixed Use Development
- In Negotiation with Adjacent Land Owner to Complete Site Assemblage for Proposed Development

→ OFFERED AT

\$2,000,000

CONTACT BROKERS FOR MORE INFO

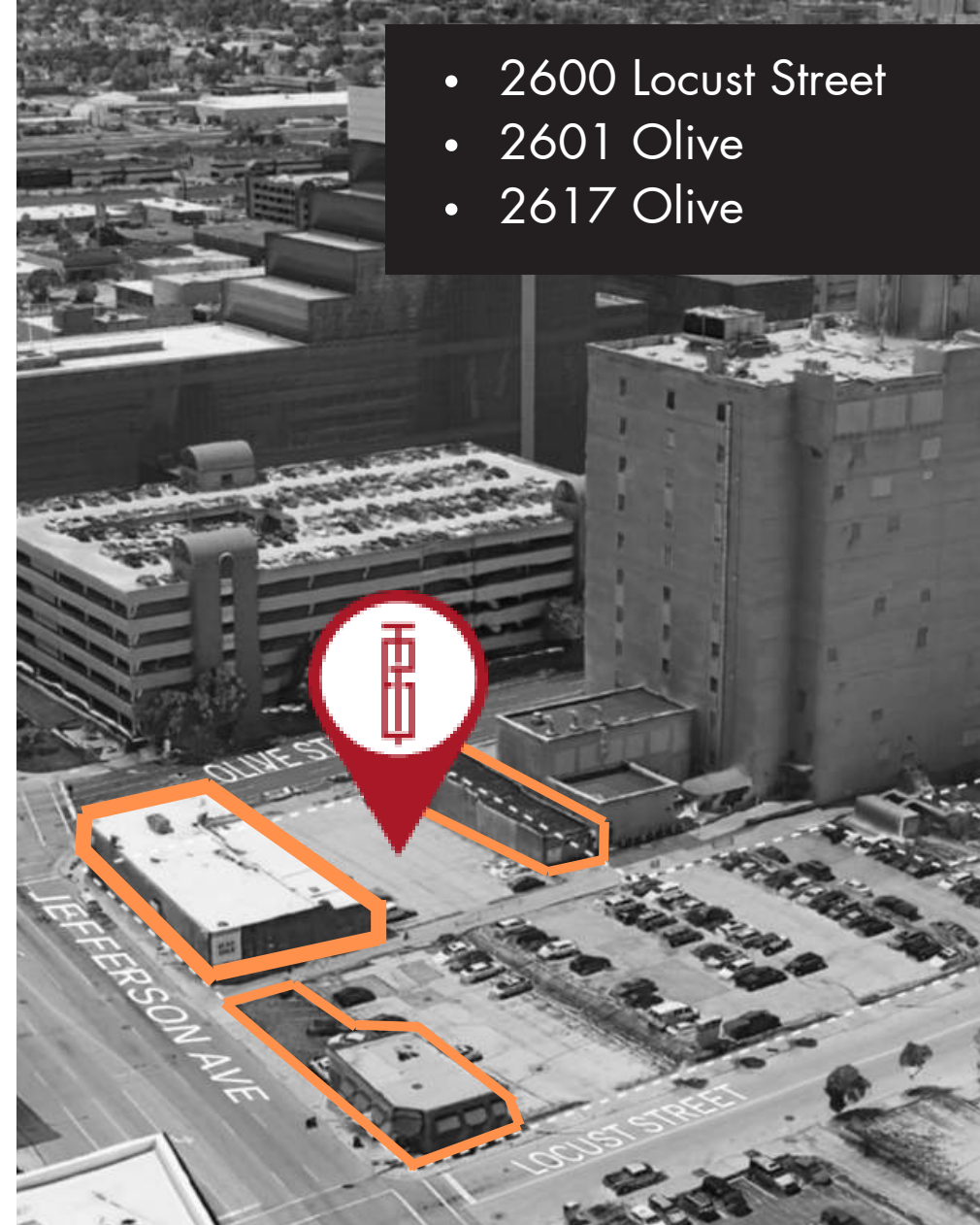
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WWW.RISETOTHELOCATION.COM



- 2600 Locust Street
- 2601 Olive
- 2617 Olive



POPULATION AND MEDIAN HOUSE INCOME

	1 MILE	3 MILE	5 MILE
	13,502	118,438	277,259
	\$45,000	\$63,000	\$59,000



PROPOSED DEVELOPMENT RENDERING

VEHICLES PER DAY

	1 MILE	3 MILE	5 MILE
	80,000	100,000	120,000





27,700 +

employees work in the area on a daily basis

24,000+

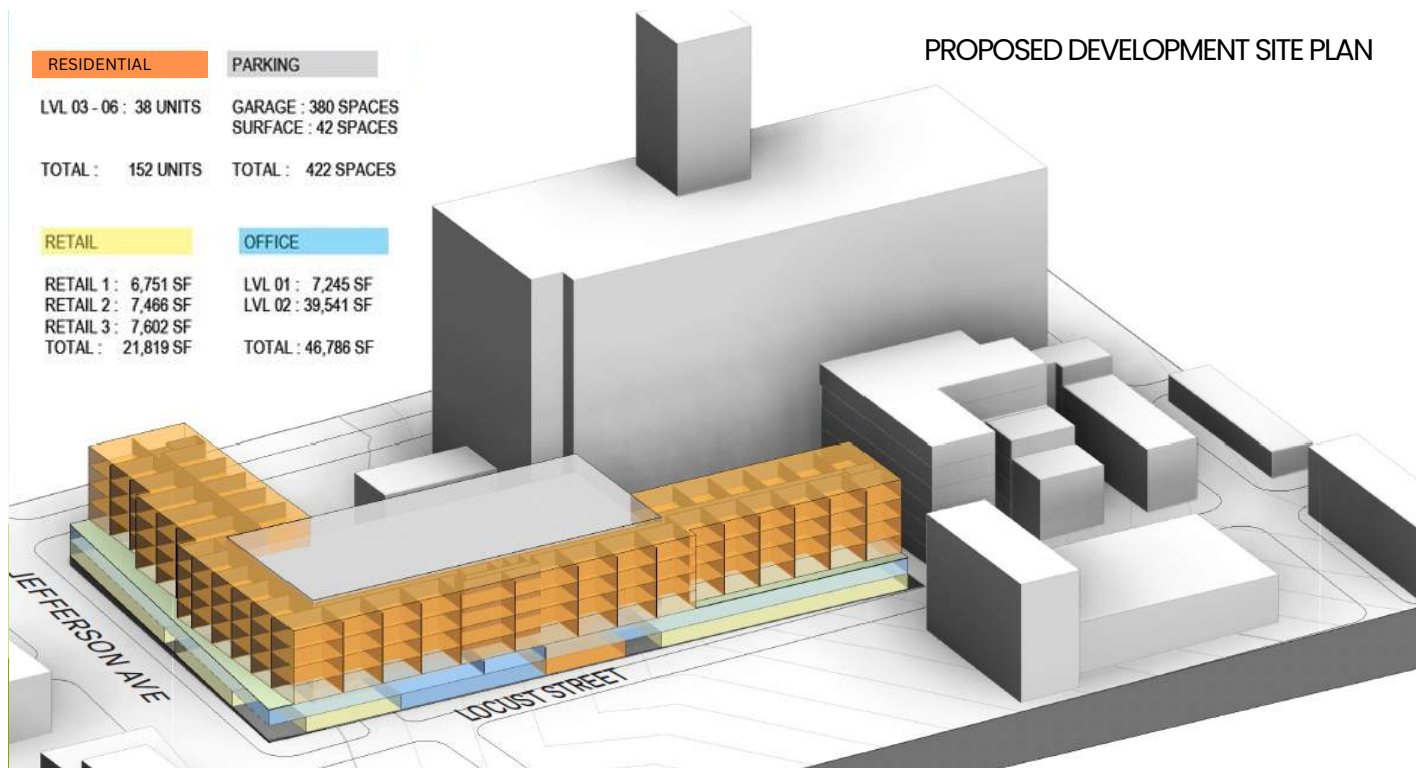
proposed visitors to the CITYPARK Stadium

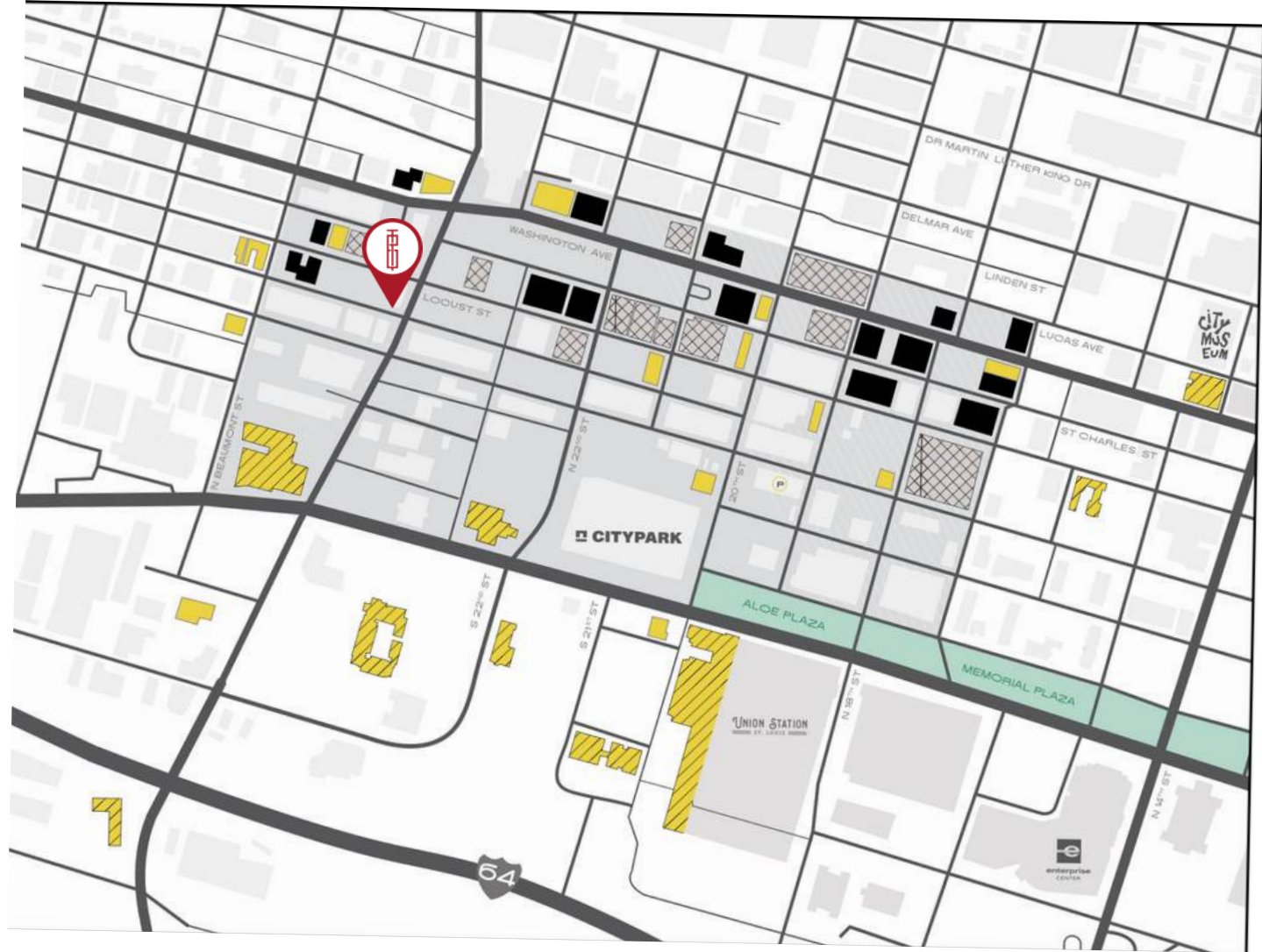
1,894

residential units currently occupied and being built

BLOCKS

from the MLS CITYPARK Stadium, Union Station, Enterprise Center, Midtown Alley and other Developments in the area





HOTELS



RETAIL



RESIDENTIAL



2600 Locust
2601 Olive
2617 Olive

CONTACT BROKERS FOR MORE INFO

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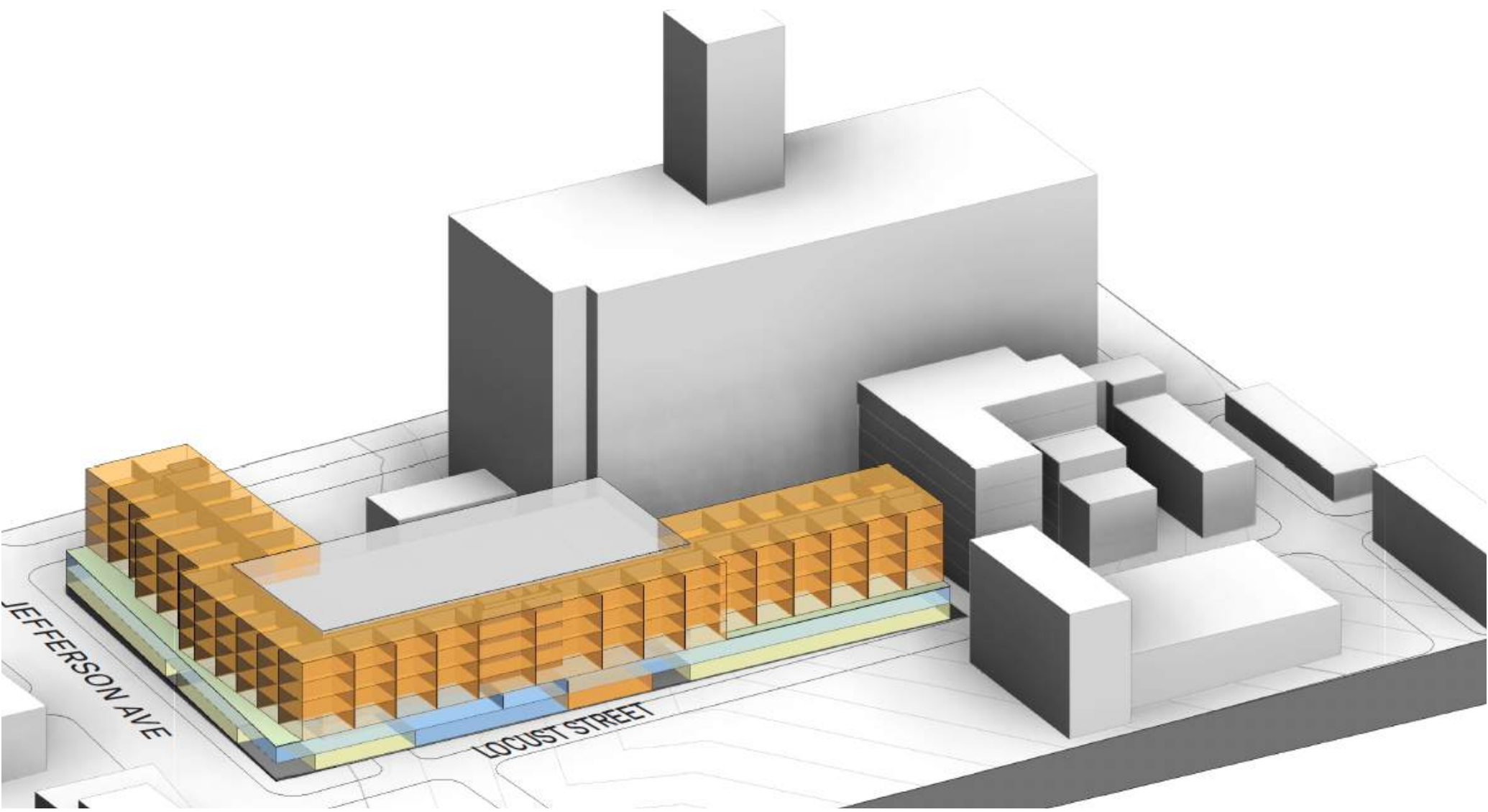


TOWER

REAL ESTATE GROUP

- 2600 Locust Street
- 2601 Olive
- 2817 Olive





JEFFERSON AVE

LOCUST STREET

