



TOWER
REAL ESTATE GROUP

Development Site Opportunity

PROPERTY DETAILS

- Highly Visible Retail Location in STL's Premiere Commercial District
- Prominently Display Your Business on "The Wedge" at the Entrance to The Grove
- 3,826 SF Free-Standing Building on 12,969 SF Lot
- Easy Access with Signalized Intersection
- Across Manchester from 346 Luxury Apartments at Chroma/Hue
- Close to Washinton University Medical/BJC and SLU Medical/SSM Hospital
- ~5 Minutes From I64, I44, Central West End, Forest Park and St. Louis University



OFFERED AT

\$895,000

CONTACT BROKERS FOR MORE INFO

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St. Louis, MO 63110



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WWW.RISETOTHELOCATION.COM

Location



BY THE NUMBERS

AVERAGE DAILY VEHICLES



11,720

POPULATION

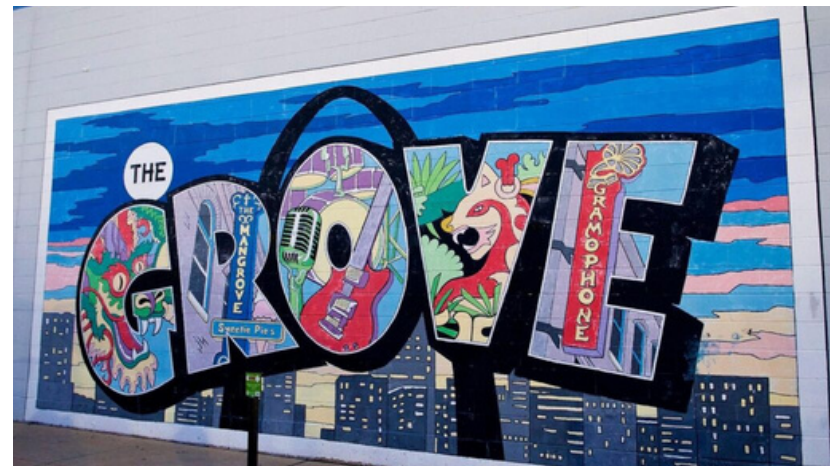


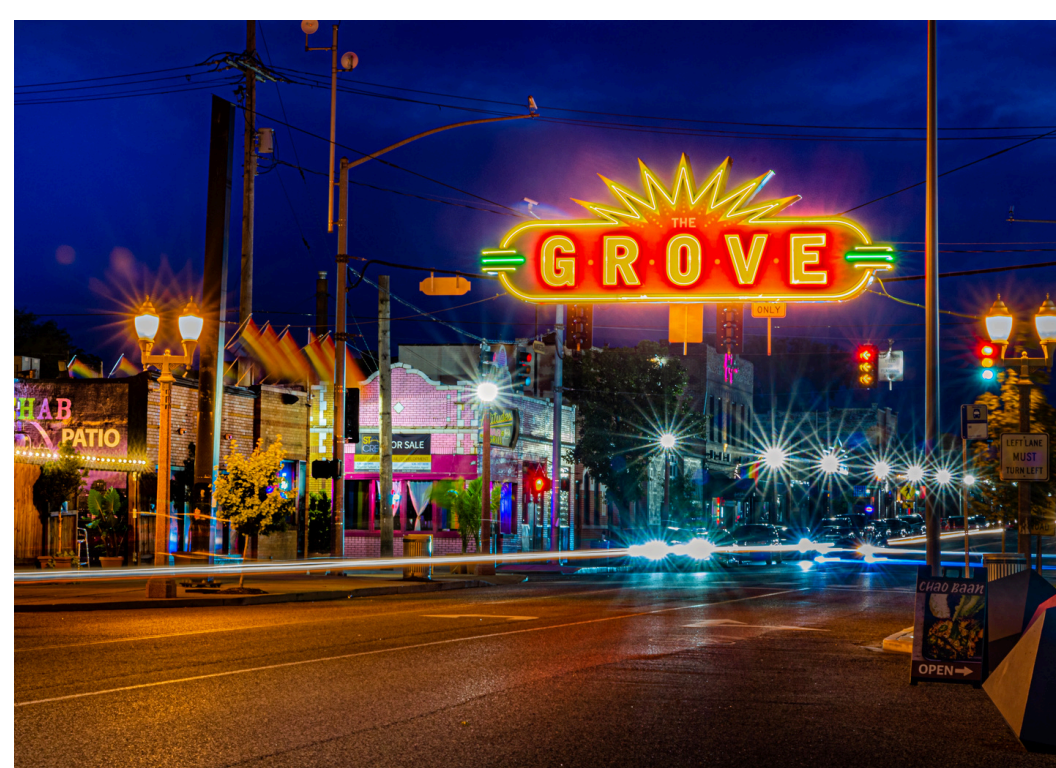
26,464

MEDIAN HH INCOME



	1 MILE	3 MILE	5 MILE
POPULATION	26,464	156,123	315,461
MEDIAN HH INCOME	\$74,843	\$90,354	\$97,768





28,000+

employees work in the area on a daily basis

10,000+

visitors to the Grove neighborhood

2,437 +

residential units currently
occupied and being built

SURROUNDED BY

the Central West End, Cortex
Innovation District, The Hill,
Botanical Heights and Prospect
Yards





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