

7057 CHIPPEWA ST  
SAINT LOUIS, MO 63119



# CHIPPEWA SHOPPING CENTER



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### PROPERTY DESCRIPTION

Presenting an exceptional investment opportunity in the vibrant retail/strip center market. This 148,212 SF commercial property, built in 1961 & Renovated in 2001 and comprised of 3 units, holds immense potential for savvy investors. Zoned commercial and strategically located in the Saint Louis area, this property offers unparalleled advantages for retail businesses. With great visibility, easy access, and situated in a high-traffic area with a signalized intersection, this property presents an enviable position for attracting customers. Additionally, the corner lot and generous 647 parking spaces further bolster its appeal. Don't miss out on this prime retail center investment opportunity.

### PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- High Traffic Area.
- Signalized Intersection.
- Corner Lot.

### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Number of Units:	4
Available SF:	1,000 - 148,212 SF
Lot Size:	13.47 Acres
Building Size:	148,212 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,964	67,637	164,075
Total Population	16,822	143,342	364,409
Average HH Income	\$64,353	\$61,396	\$68,263

## PROPERTY SUMMARY



The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

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**LEASE INFORMATION**

Lease Type: NNN Lease Term: Negotiable  
 Total Space: 1,000 - 148,212 SF Lease Rate: Negotiable

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7057	Available	77,292 SF	NNN	Negotiable	End-Cap.
Out Parcel	Available	1,500 - 4,500 SF	NNN	Negotiable	Out-Parcel.
7077	Available	59,220 SF	NNN	Negotiable	End-Cap.
ATM / Kiosk	Available	1,000 - 3,000 SF	NNN	Negotiable	ATM / Kiosk.

**LEASE SPACES**



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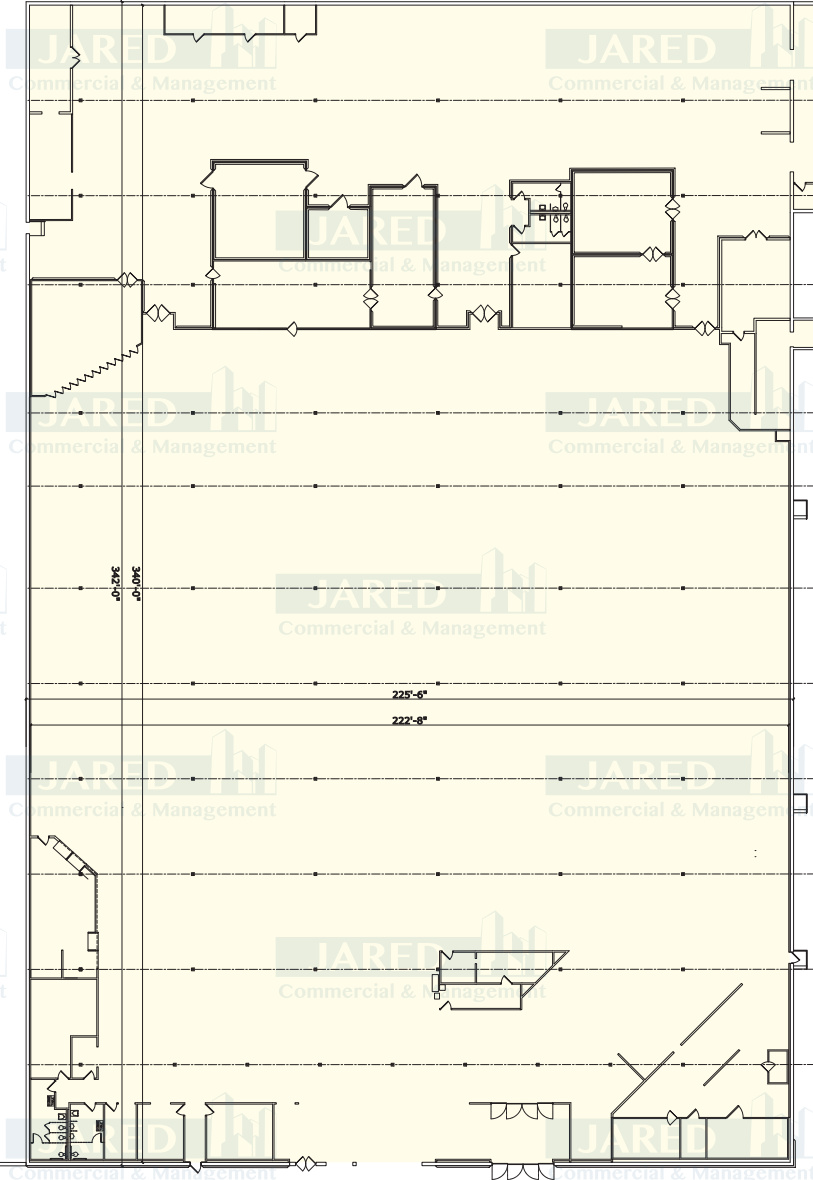


# SITE PLAN



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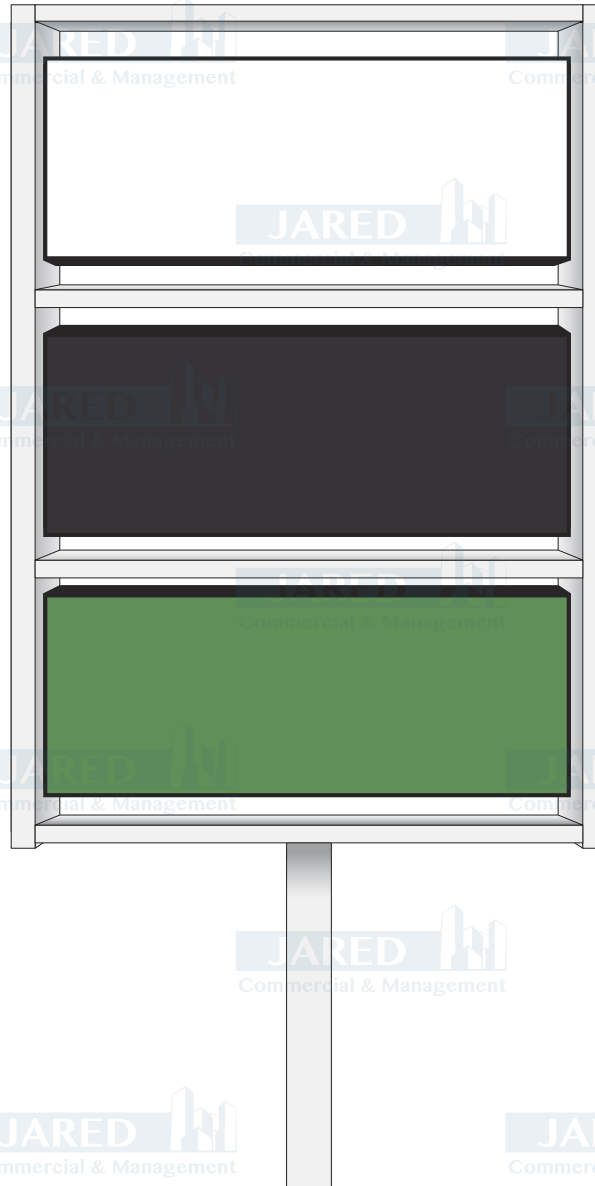


# SUITE 7057 - FLOOR PLAN



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# SIGN



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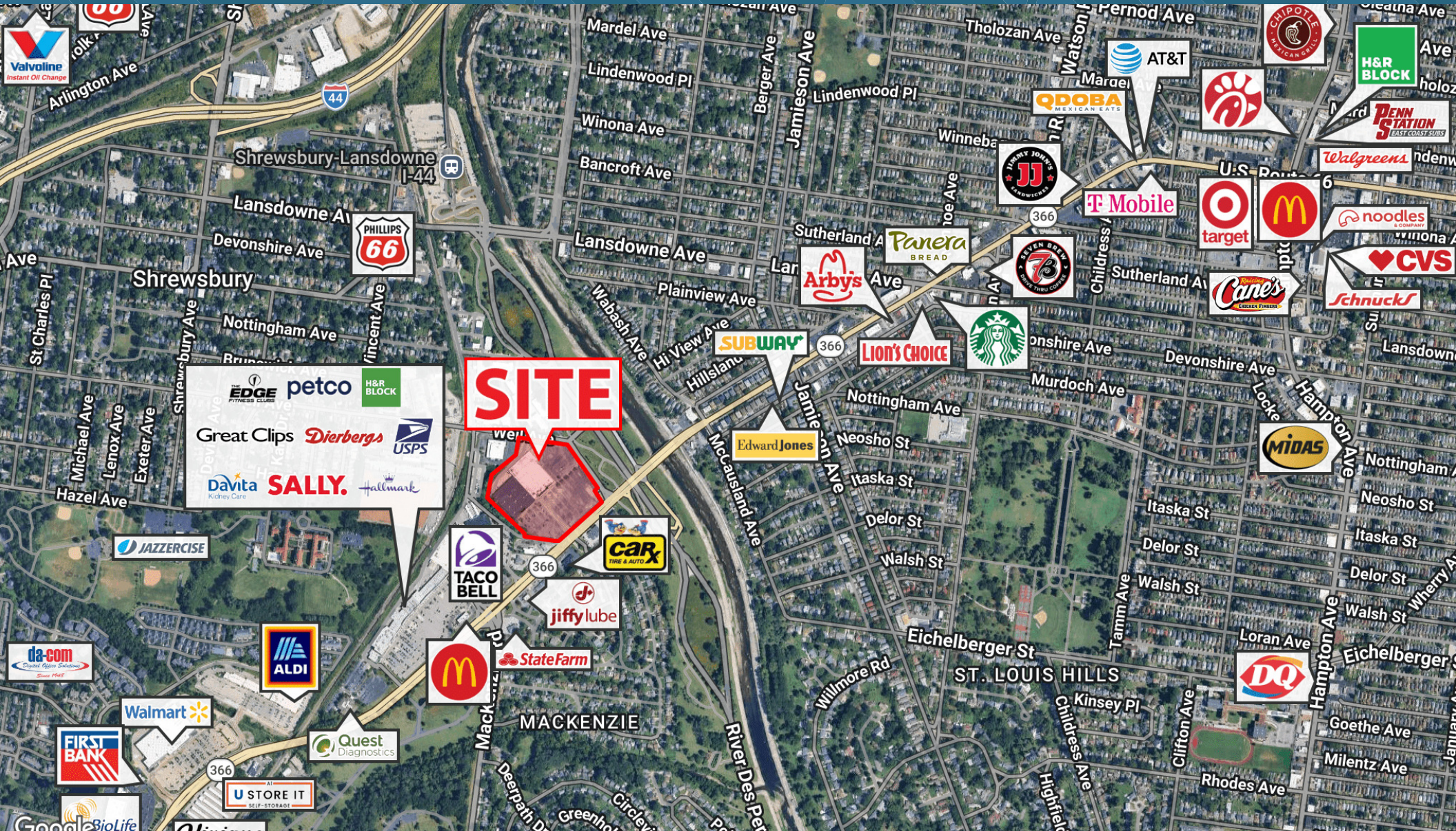
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## ADDITIONAL PHOTOS

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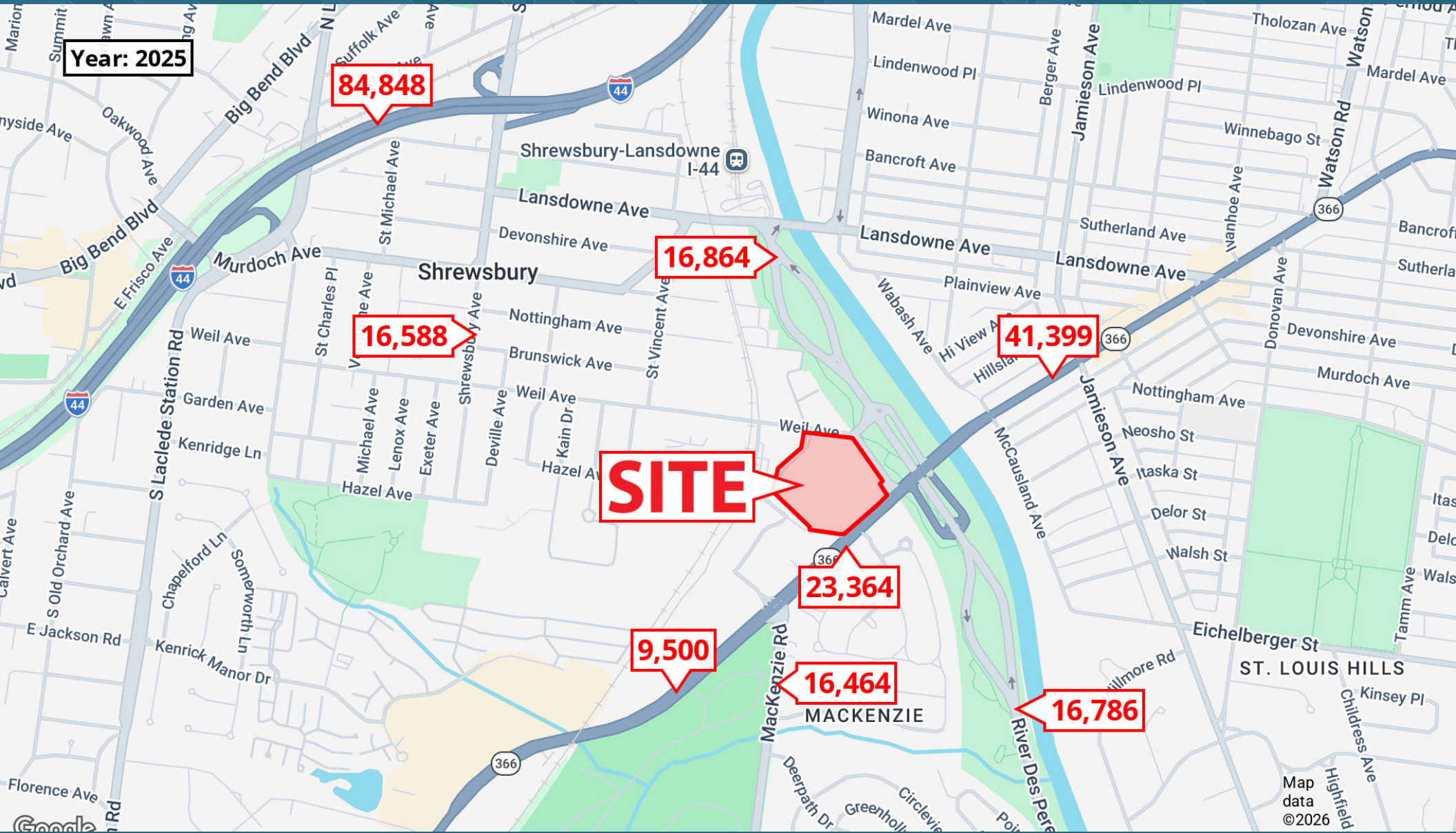


## RETAILER MAP



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## TRAFFIC COUNT MAP



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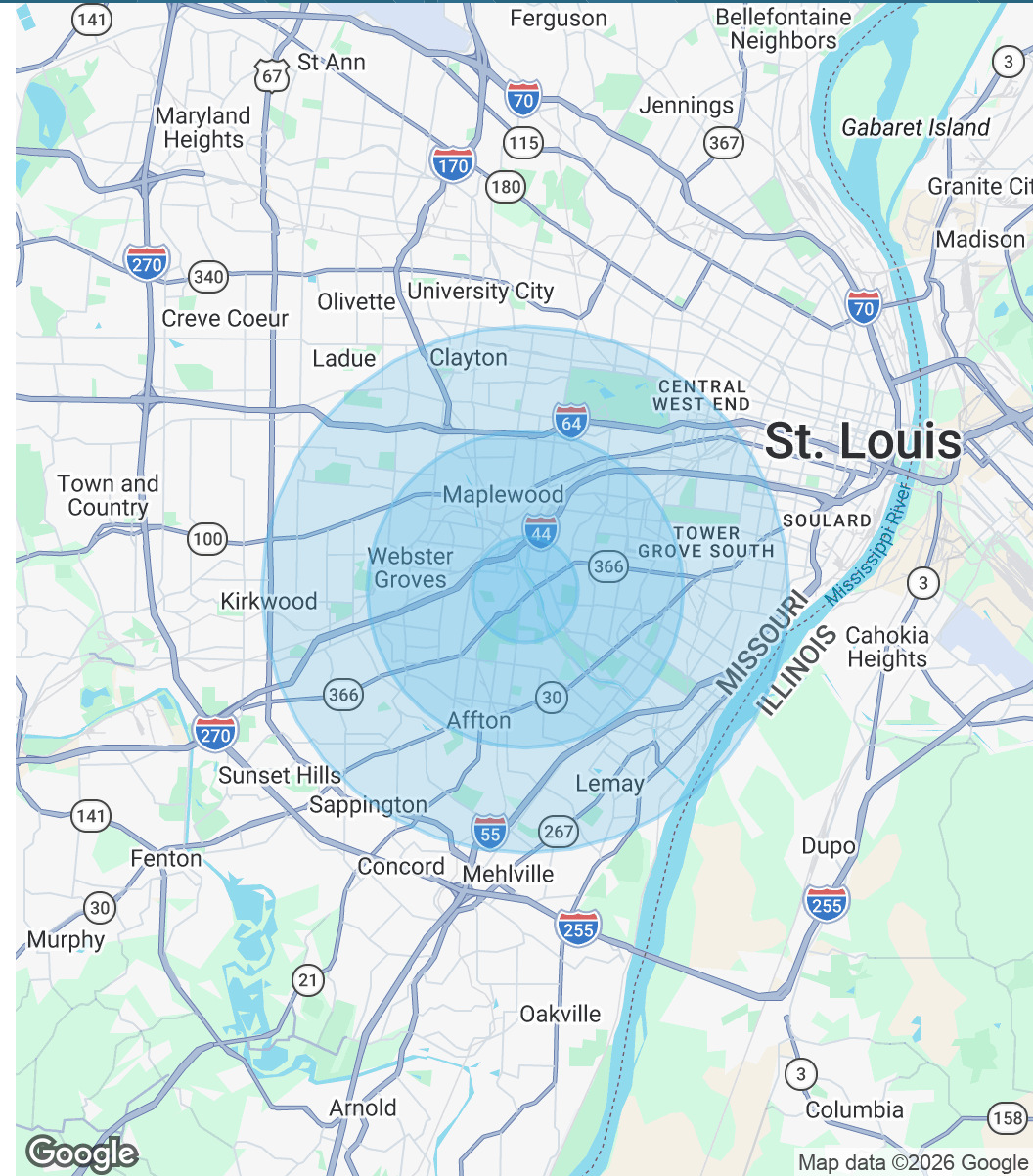
**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	16,822	143,342	364,409
Average Age	39.3	38.4	38.1
Average Age (Male)	35.6	36.0	36.1
Average Age (Female)	42.4	40.6	39.7

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	7,964	67,637	164,075
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$64,353	\$61,396	\$68,263
Average House Value	\$187,757	\$172,731	\$219,393

2020 American Community Survey (ACS)



**DEMOGRAPHICS MAP & REPORT**



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## MEET THE TEAM

