



**DUTCHTOWN COMMERCIAL
PROPERTY**

JACK JUNKER

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

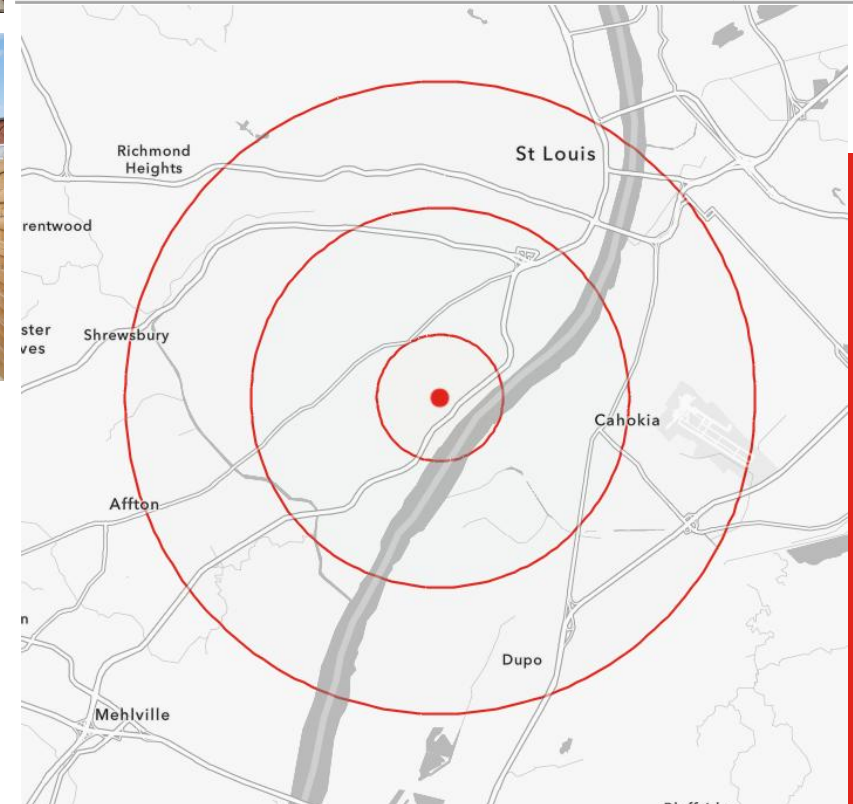
**2842 MERAMEC STREET
ST. LOUIS, MO 63118
12,138 S.F. | \$425,000 (\$35.01/S.F.)**

PROPERTY INFORMATION



- 12,138 SF FREE-STANDING BUILDING ON 0.54 AC
- "F" NEIGHBORHOOD COMMERCIAL ZONING – BROAD RETAIL, OFFICE, ASSEMBLY & INSTITUTIONAL REUSE
- OPEN ASSEMBLY SPACE AND ON-SITE PARKING
- COVERED DRIVE THRU AND REAR GARAGE ACCESS
- PROPERTY TO BE SOLD IN “AS IS” CONDITION

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		21,045	120,087	260,946
HOUSEHOLDS		9,684	60,272	132,239
AVERAGE HH INCOME		\$58,585	\$91,592	\$92,960



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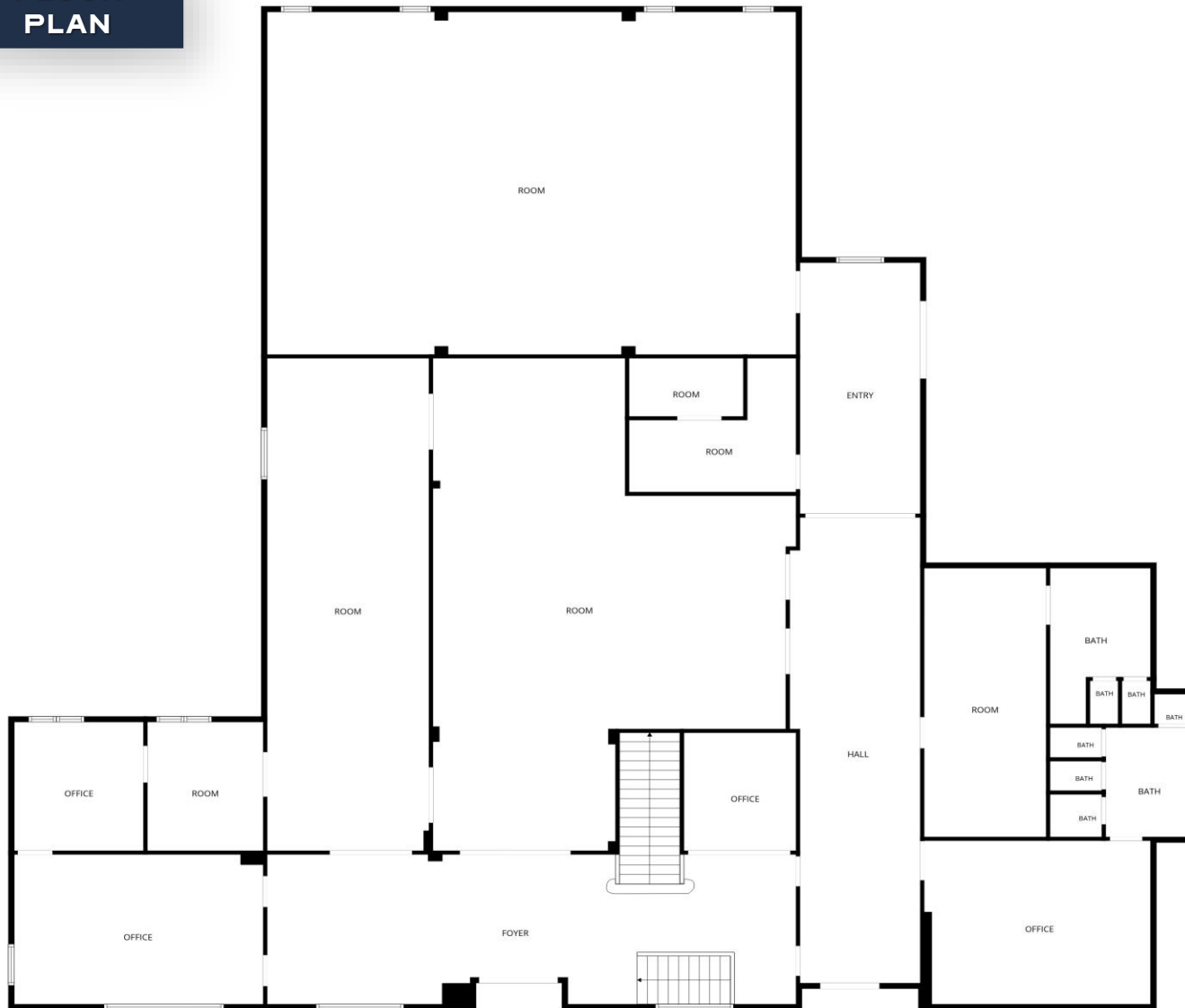
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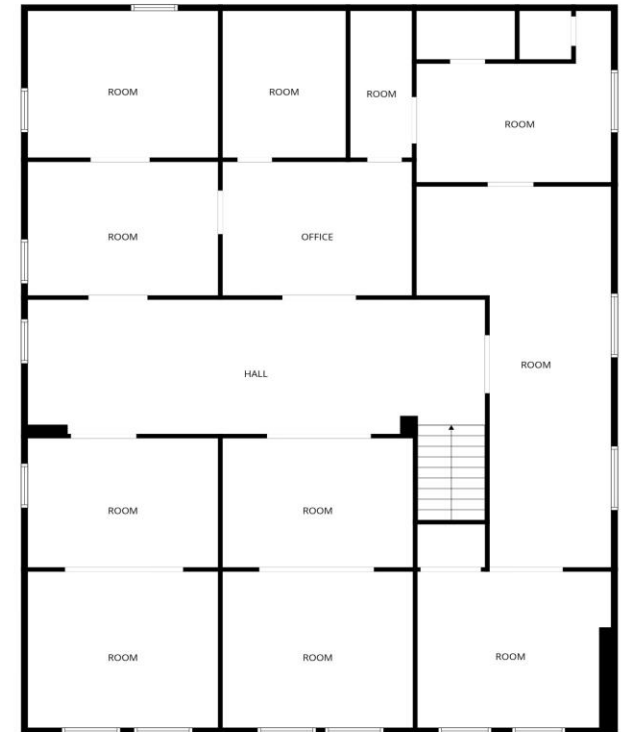
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FLOOR PLAN



1st floor



2nd floor

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