

For Sale

NAIDESCO

1715 S 11th St
St. Louis, MO 63104



Property Highlights



For Sale
20,520 SF



3-Story Historic
Brick Building



Prime Location near
Soulard & Lafayette Park



NEW Sale Price:
~~\$1,436,400~~ \$975,000

For more information, please contact:

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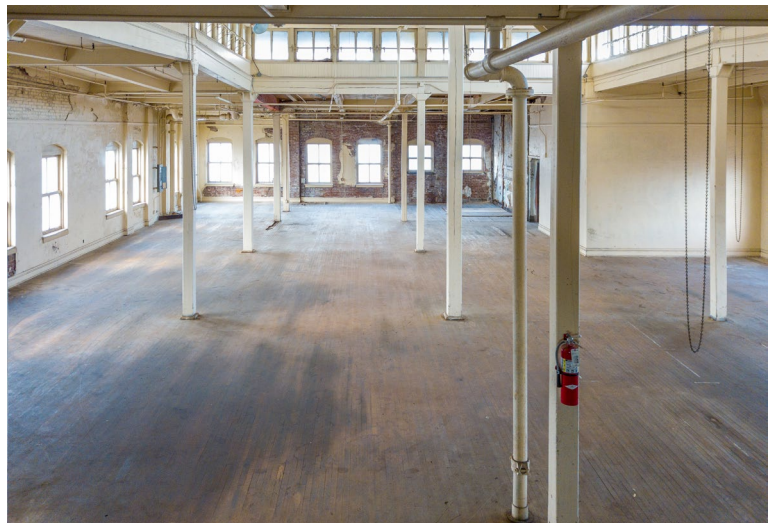
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Property Features

- Excellent redevelopment opportunity, with off-street parking and views of the Arch
- Three-story, 20,520 square feet, secure, historic, brick & heavy timber building
- Continually occupied; Built in 1912 as part of the Cordage Mill complex
- New roof Sept. 2025, platform truck dock, working freight elevator, & dry sprinkler system
- Located in LaSalle Park neighborhood, on quiet, low-traffic street, near Soulard and Lafayette Park at I-44 and I-55 Interchange
- Eligible for Missouri & Federal Historic Tax Credit Programs

 **NEW Sale Price: \$1,436,400 \$975,000 (\$47.15/SF)**



Demographics



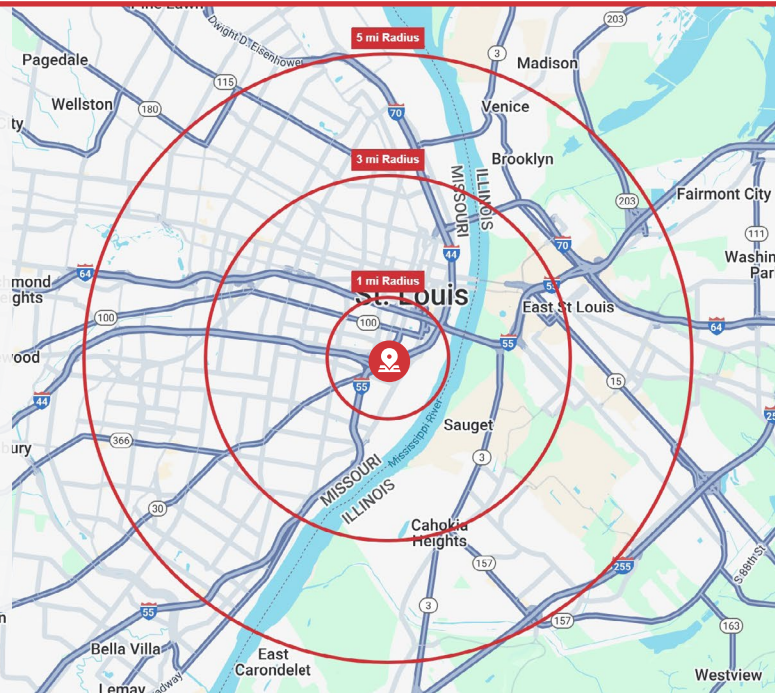
Population

Daytime Population

Avg. HH Income

Households

	Population	Daytime Population	Avg. HH Income	Households
1 Mile	13,523	17,132	\$113,771	7,304
3 Miles	101,240	135,401	\$91,500	49,531
5 Miles	236,513	235,404	\$86,728	115,054



Site





Amen Corp.
9,000 Employees

Nestle Purina
2,500+ Employees

Lafayette Square

LaSalle Park



Walgreens



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Soulard

- 50+ Food & Drink
- 25+ Shops & Services
- 10+ Apartment & Real Estate
- 6 Entertainment & Event Spaces



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