

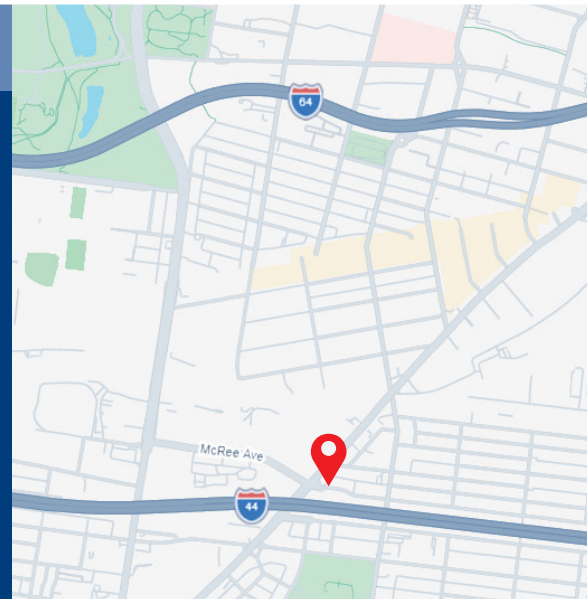
FOR SALE

DEVELOPMENT OPPORTUNITY 1600-1612 S. Vandeventer Ave. | St. Louis, MO 63110



PROPERTY HIGHLIGHTS

- 0.81± Acres at the corner of Vandeventer & I-44
- Prime location with easy accessibility
- Ideal for mixed-use, retail, commercial and/or residential
- Zoned "G" local commercial and office zoning
- Located in an Enterprise Zone
- **SALE PRICE: \$900,000**



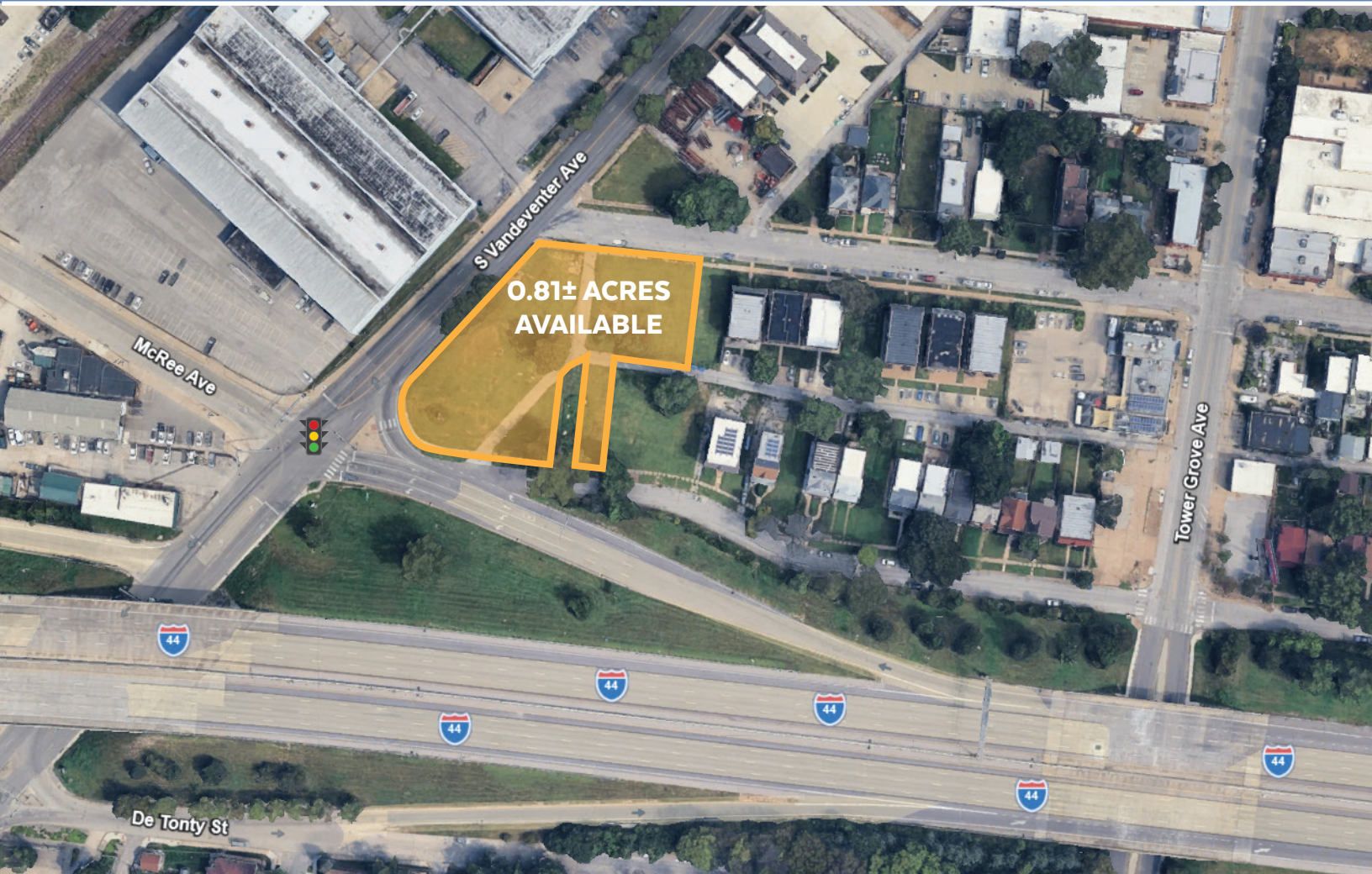
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AERIAL AND DEMOGRAPHICS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,585	152,755	339,865
Households	6,887	75,198	158,920
Avg HH Income	\$121,138	\$94,926	\$92,558

TRAFFIC COUNTS

I-44 & S. Vandeventer Ave.	11,413 VPD
S. Vandeventer Ave. & Tower Grove Ave.	17,610 VPD

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