

**3155 S KINGSHIGHWAY BLVD.
ST. LOUIS, MO 63139**

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NNN SALE

\$990,000

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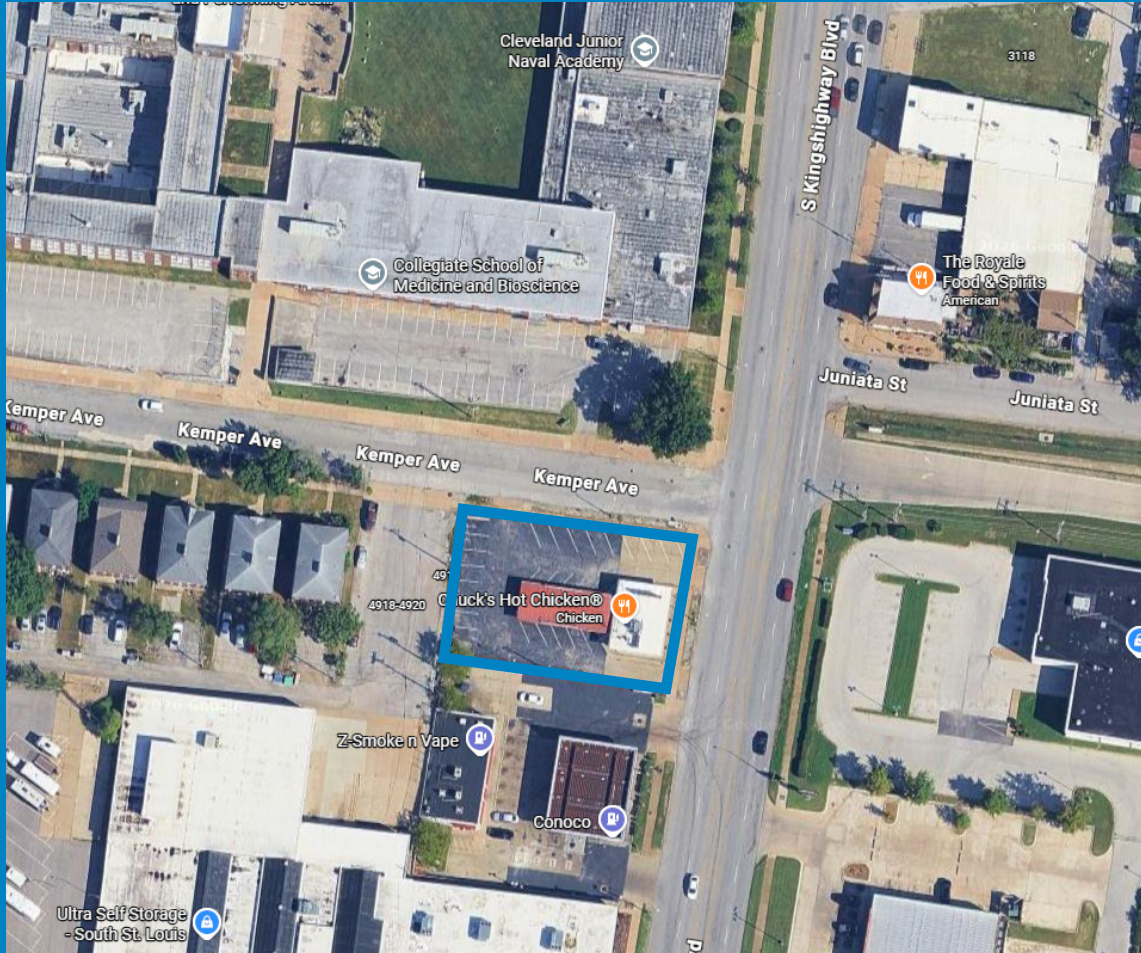


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EXECUTIVE SUMMARY

PROPERTY FACTS

Sale Price	\$990,000
Property Tax	\$5,851 (2026)
Year Built/Renovated	1935/2023
Parking	20 Spaces
Market	South City, St. Louis
Average Household Income	1 Mile \$91,756 3 Mile \$97,029
2025 Households	1 Mile 8,445 3 Mile 76,456
Total Daytime Employees	1 Mile 8,395 3 Mile 104,613

INVESTMENT HIGHLIGHTS

- Retail investment sale with expanding local franchise
- NOI \$71,495 First Full Year
- True NNN, Landlord only responsible for roof and structure
- Term- July 1, 2026 – February 28, 2034
- Rent increases – 2% per year
- CAP Rate 7.2% for initial year

PROPERTY INFORMATION

- High-Visibility Kingshighway Location – Positioned along South Kingshighway Boulevard, providing strong exposure along a major South City commercial corridor.
- Strong Traffic Exposure – The location benefits from significant daily vehicle traffic along Kingshighway Boulevard, supporting continued visibility for the property and its tenant.
- Approximately 0.33 Acres – The property offers a favorable land-to-building ratio with a sizable parcel for a 1,100 SF retail building.
- Parking Available – Property includes dedicated parking, supporting convenient customer access.
- Historic Restaurant Site – The property has a long history as a restaurant location, formerly home to the iconic Courtesy Diner and now occupied by Chuck's Hot Chicken.

AREA OVERVIEW

3155 S Kingshighway Blvd is located in south St. Louis, near the Southwest Garden / The Hill / Tower Grove area. This part of the city is known for its mix of residential neighborhoods, local restaurants, parks, and convenient access to major St. Louis corridors.

NEARBY PARKS & RECREATION

- Tower Grove Park is nearby and is one of St. Louis' most popular green spaces.
- Missouri Botanical Garden is also close, offering gardens, events, and cultural attractions.
- The area supports walking, biking, and outdoor recreation, especially around Tower Grove and Southwest Garden.

DINING & LOCAL AMENITIES

- Close to The Hill, a well-known Italian dining district with restaurants, bakeries, and specialty markets.
- Nearby access to local cafés, neighborhood bars, grocery options, and small businesses.
- Short drive to South Grand, another popular dining and entertainment corridor.

TRANSPORTATION & ACCESS

- Located along S Kingshighway Blvd, a major north-south city route.
- Convenient access to:
 - I-44
 - I-64 / Highway 40
 - Central West End, Downtown St. Louis, and South City neighborhoods
- Public bus service is generally available along major corridors in the area.

NEIGHBORHOOD CHARACTER

- Primarily urban residential with a mix of:
- Single-family homes
- Multifamily buildings
- Small commercial properties
- Neighborhood retail
- The surrounding area has a historic St. Louis feel, with brick architecture and established city blocks.

MAJOR EMPLOYERS & INSTITUTIONS NEARBY

- Saint Louis University
- Washington University Medical Center
- BJC / Barnes-Jewish Hospital
- SLU Hospital

MAP



CONTACT

KEN WEDBERG PARTNER

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Ken Wedberg is a seasoned commercial real estate professional based in St. Louis, Missouri, managing the Realty Exchange commercial agents. With over 25 years of Investment and commercial property experience in the St. Louis metropolitan statistical area (MSA), Ken specializes in helping clients buy, sell and lease a range of commercial properties, including retail, office, industrial and multifamily assets.

Known for his deep local market knowledge and client-focused approach, Ken has successfully represented owners, investors and tenants in numerous transactions throughout the region. His expertise spans property valuation, site selection, investment sales and brokerage services, making him a trusted advisor in the dynamic St. Louis commercial real estate landscape.

A graduate of the University of Missouri–St. Louis, Ken combines strong analytical skills with a commitment to delivering results in one of the Midwest’s most vibrant markets. Whether guiding clients through complex deals or identifying strategic opportunities, he brings integrity, market insight and proven experience to every engagement.

SAM VANDERGRIFF COMMERCIAL REALTOR

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Sam Vandergriff is a Commercial Realtor specializing in retail, industrial and special-use properties throughout the St. Louis area. With just over two years of experience in the commercial real estate industry, Sam assists clients with both sales and leasing transactions, representing landlords and tenants alike. A graduate of the University of Missouri in 2023, Sam is committed to delivering strategic, results-driven solutions tailored to each client’s business and real estate goals.