

AVAILABLE FOR SALE

PREMIER REDEVELOPMENT OPPORTUNITY IN LAFAYETTE SQUARE

2345 LAFAYETTE AVENUE, ST. LOUIS, MO 63104



PROPERTY INFO

- + 60,000 SF building on 1.20 acres. (Includes the hard corner of Jefferson & Lafayette Ave!)
- + One of the few remaining development opportunities in the neighborhood
- + Immediately South of the new \$25 million dollar 2200 LaSalle apartment project
- + Located on the west side of the Lafayette Square Neighborhood, one of the premier urban neighborhoods in the United States. As St. Louis' oldest national historic district, the neighborhood is famous for the Victorian mansions that surround the 30-acre park.
- + Located directly off the exit of I-44 and Jefferson Blvd with excellent visibility
- + Building is in excellent condition structurally and had a flat roof replacement in 2008
- + Great location just 5 minutes from Downtown, ten minutes from Central West End and 20 minutes from Lambert International Airport



PROPERTY SUMMARY

Year Built: 1928

Size: 60,000 SF

Floors: 4 Stories

Land Area: 1.20 Acres

Zoning: B, Two-Family Residential D, Multifamily Residential



DAYTIME POPULATION

20,848 - 1 mile
204,496 - 3 miles
365,602 - 5 miles



AVG. HOUSEHOLD INCOME

\$84,198 - 1 mile
\$68,170 - 3 miles
\$67,834 - 5 miles



MEDIAN HOUSEHOLD INCOME

\$58,027 - 1 mile
\$43,150 - 3 miles
\$43,949 - 5 miles



POPULATION

18,811 - 1 mile
130,663 - 3 miles
296,285 - 5 miles



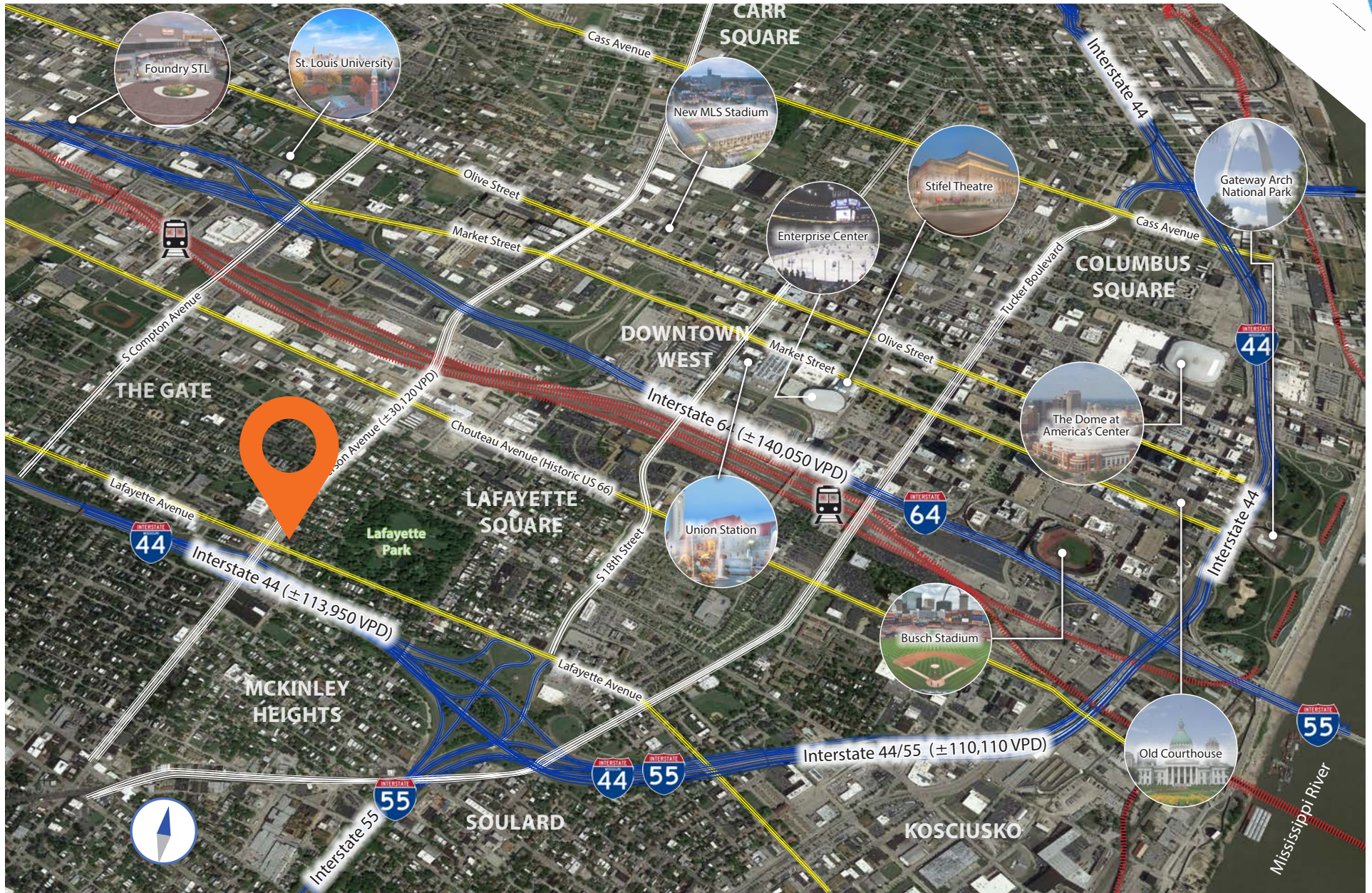
HOUSEHOLDS

9,233 - 1 mile
59,766 - 3 miles
133,750 - 5 miles

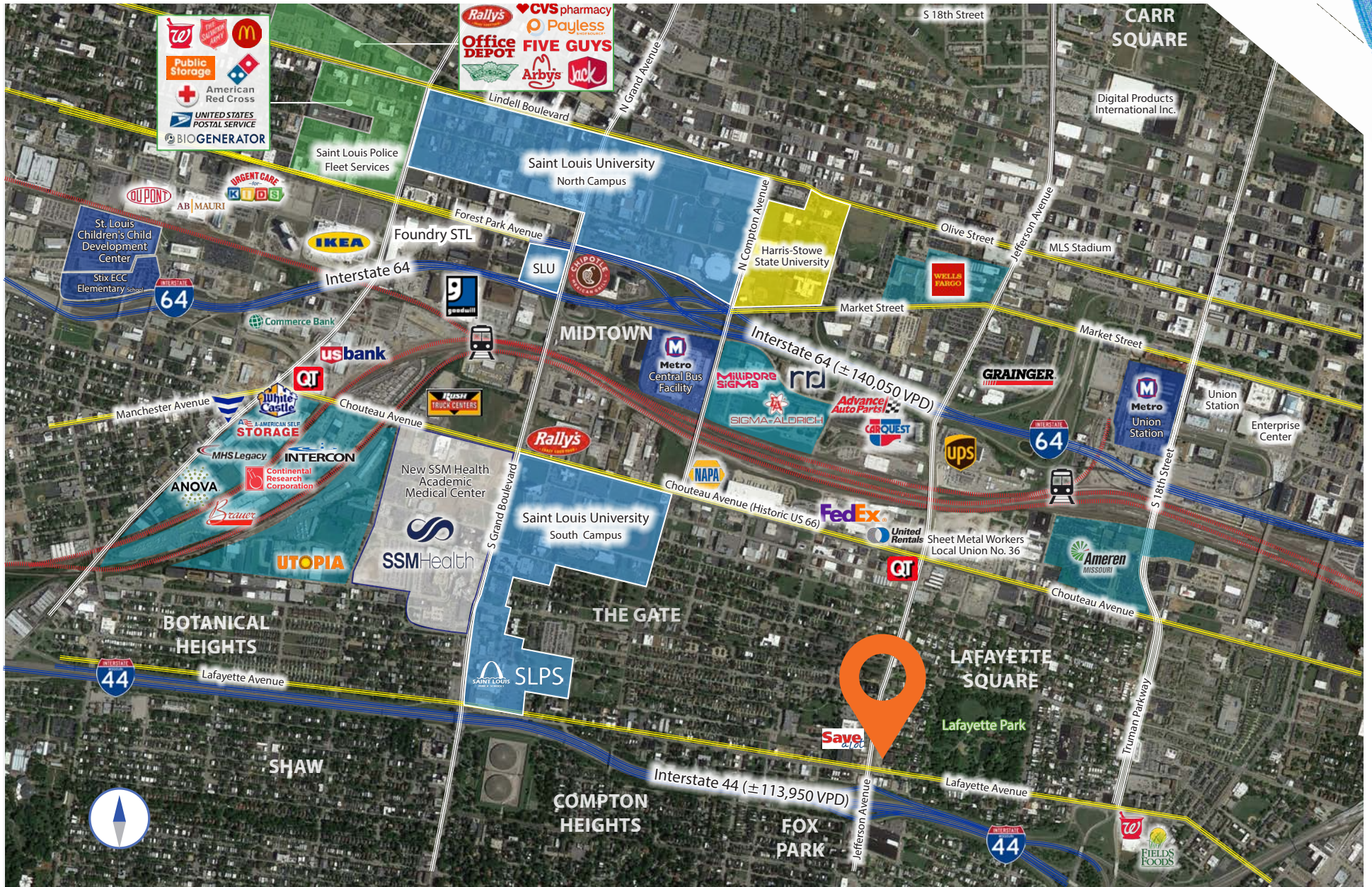
SITE AREIAL



ST. LOUIS CITY ATTRactions

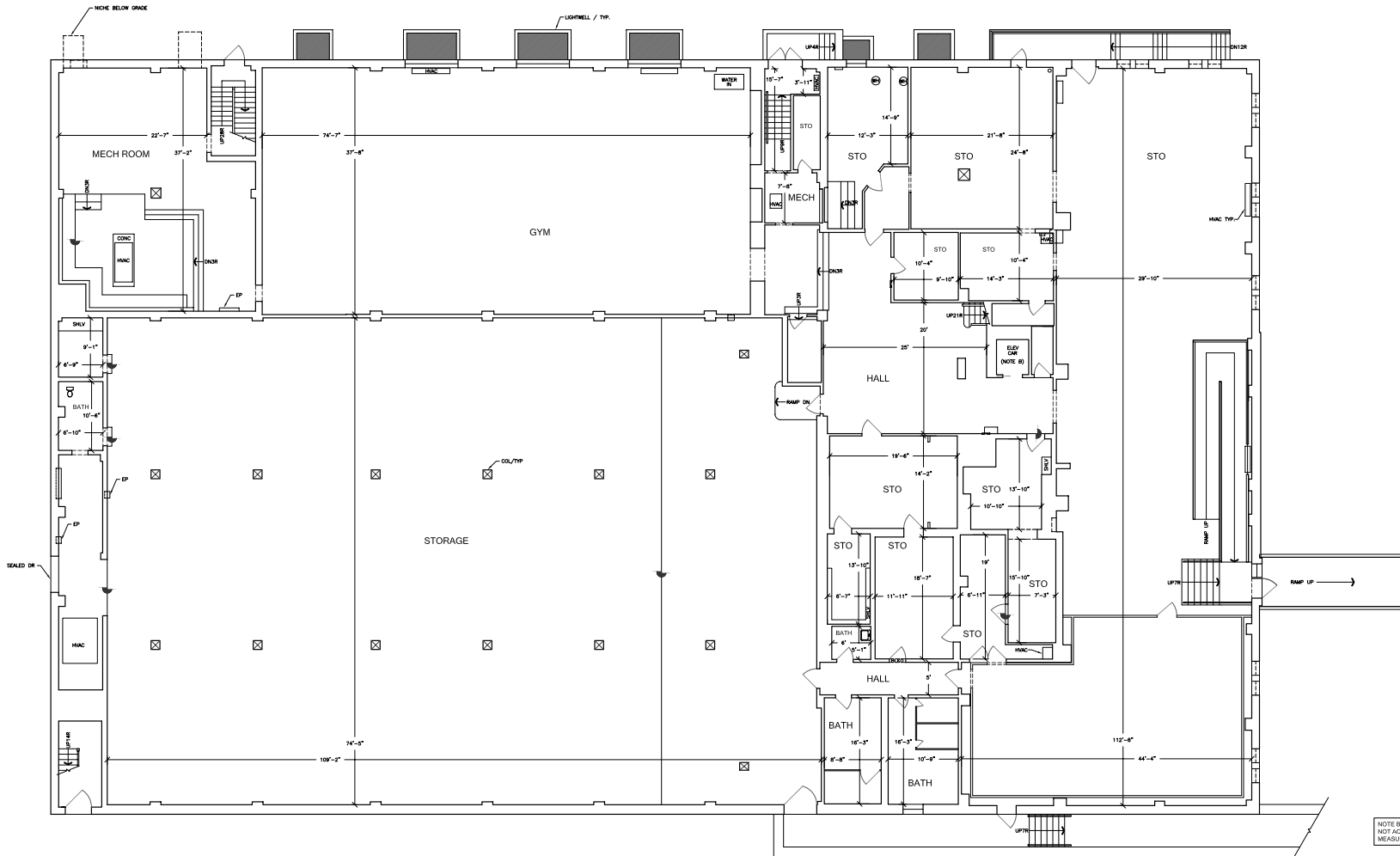


TRADE AREA



EXISTING FLOOR PLANS

BASEMENT

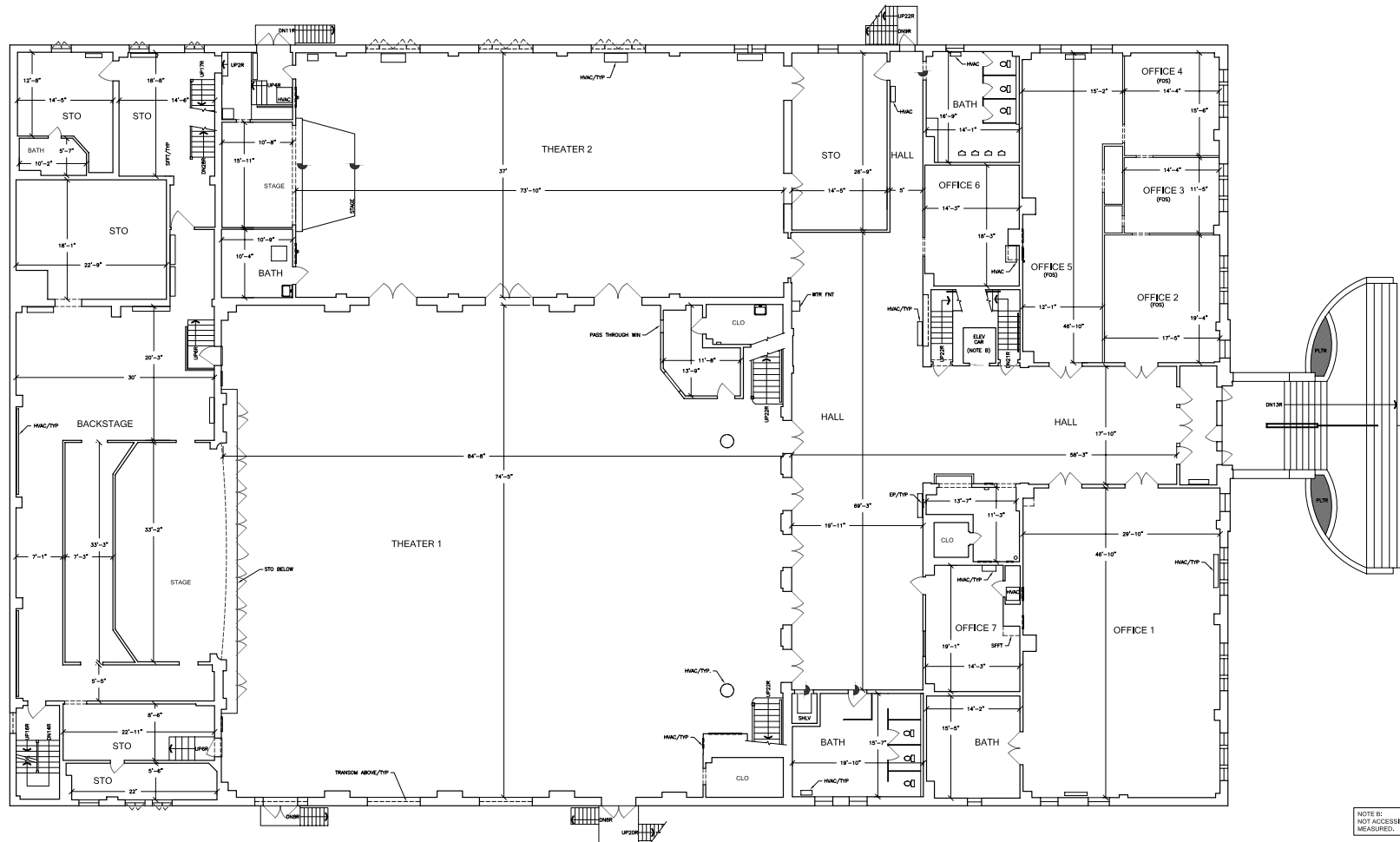


1 EXISTING BASEMENT PLAN
 21,297 SQFT INTERIOR
 1,263 SQFT EXTERIOR

NOTE B:
 NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT
 MEASURED.

EXISTING FLOOR PLANS

FIRST FLOOR

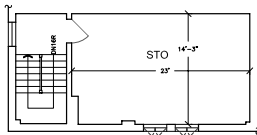
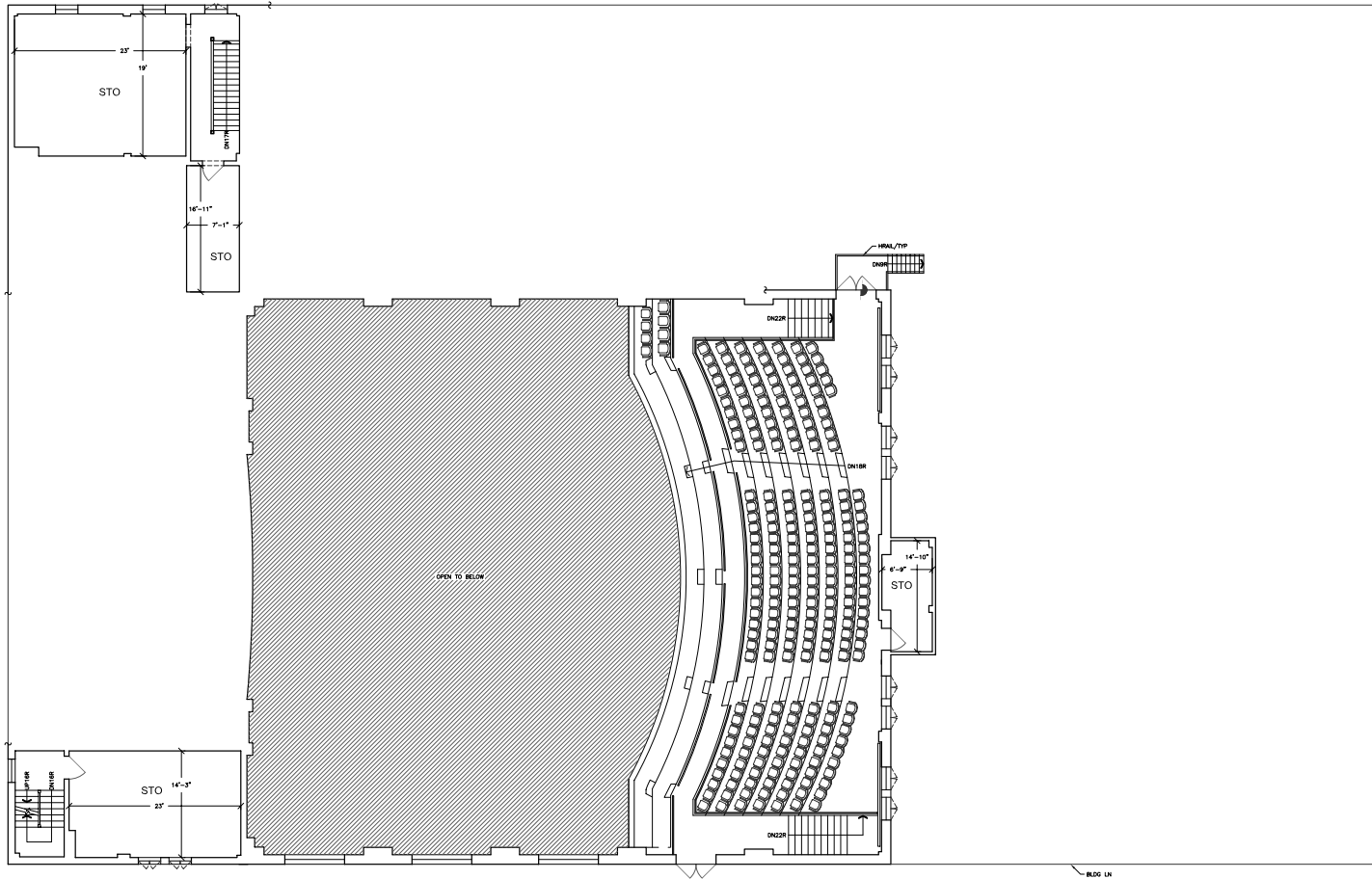


NOTE B:
NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.

1 EXISTING FIRST LEVEL FLOOR PLAN
21,297 SQFT INTERIOR
744 SQFT EXTERIOR

EXISTING FLOOR PLANS

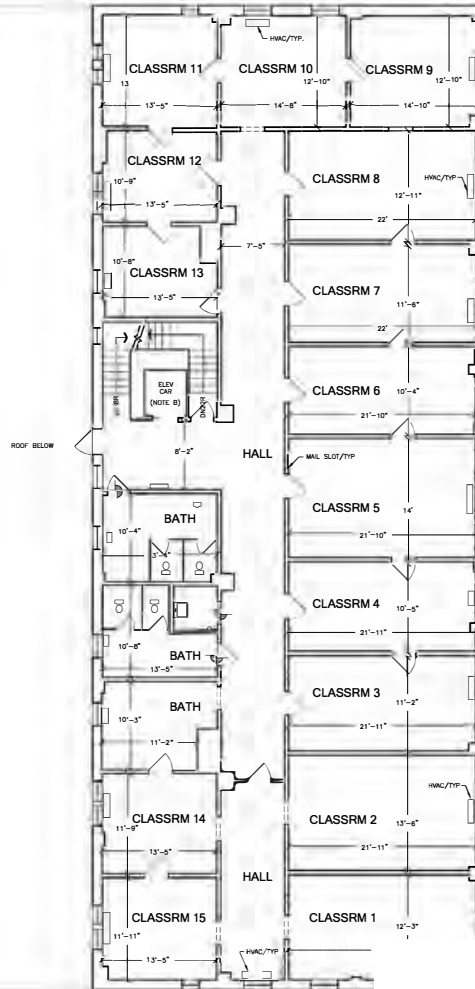
MEZZANINE



1 EXISTING MEZZANINE LEVEL FLOOR PLAN
3,529 SQFT INTERIOR

EXISTING FLOOR PLANS

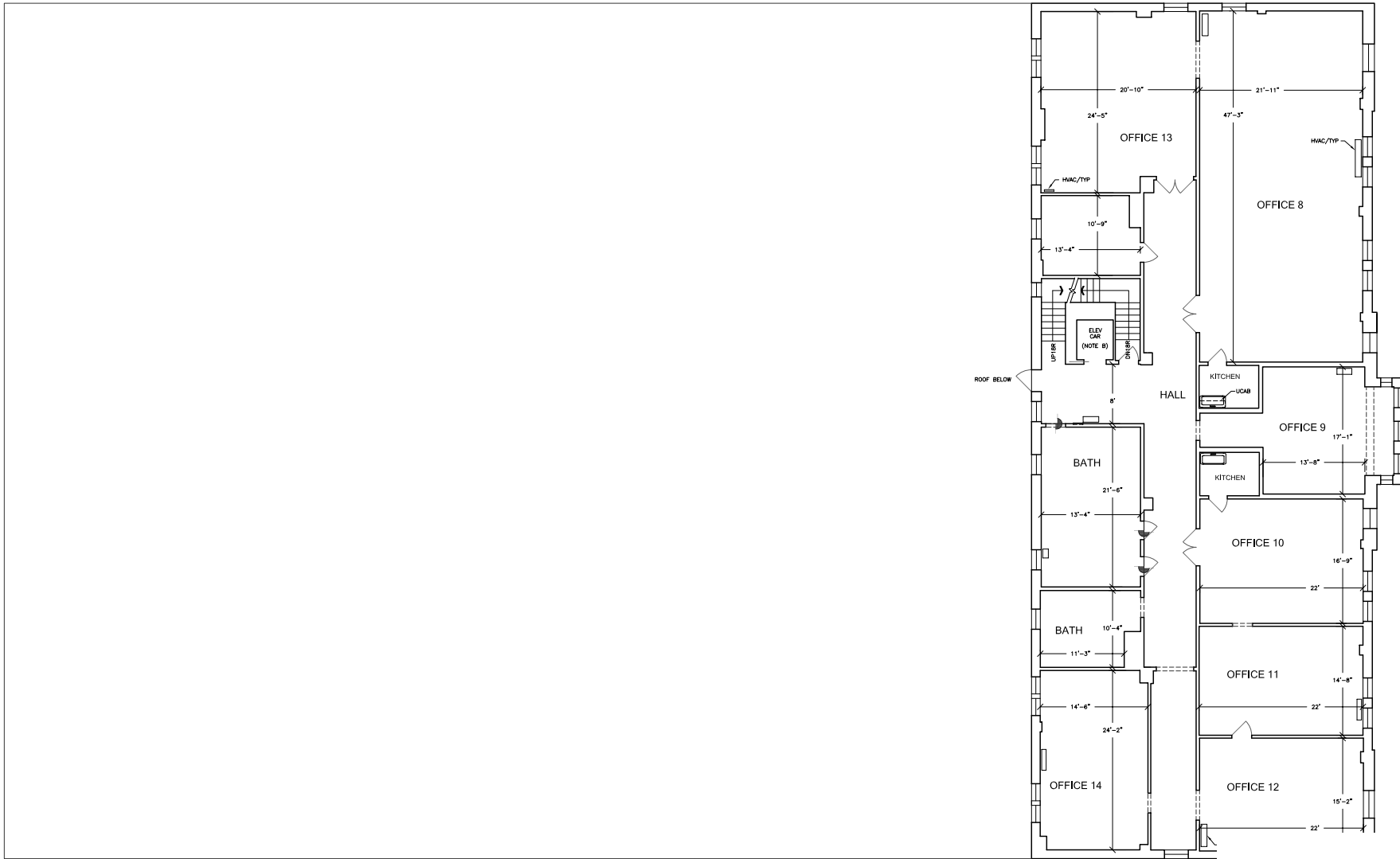
SECOND FLOOR



BUILD LN

EXISTING FLOOR PLANS

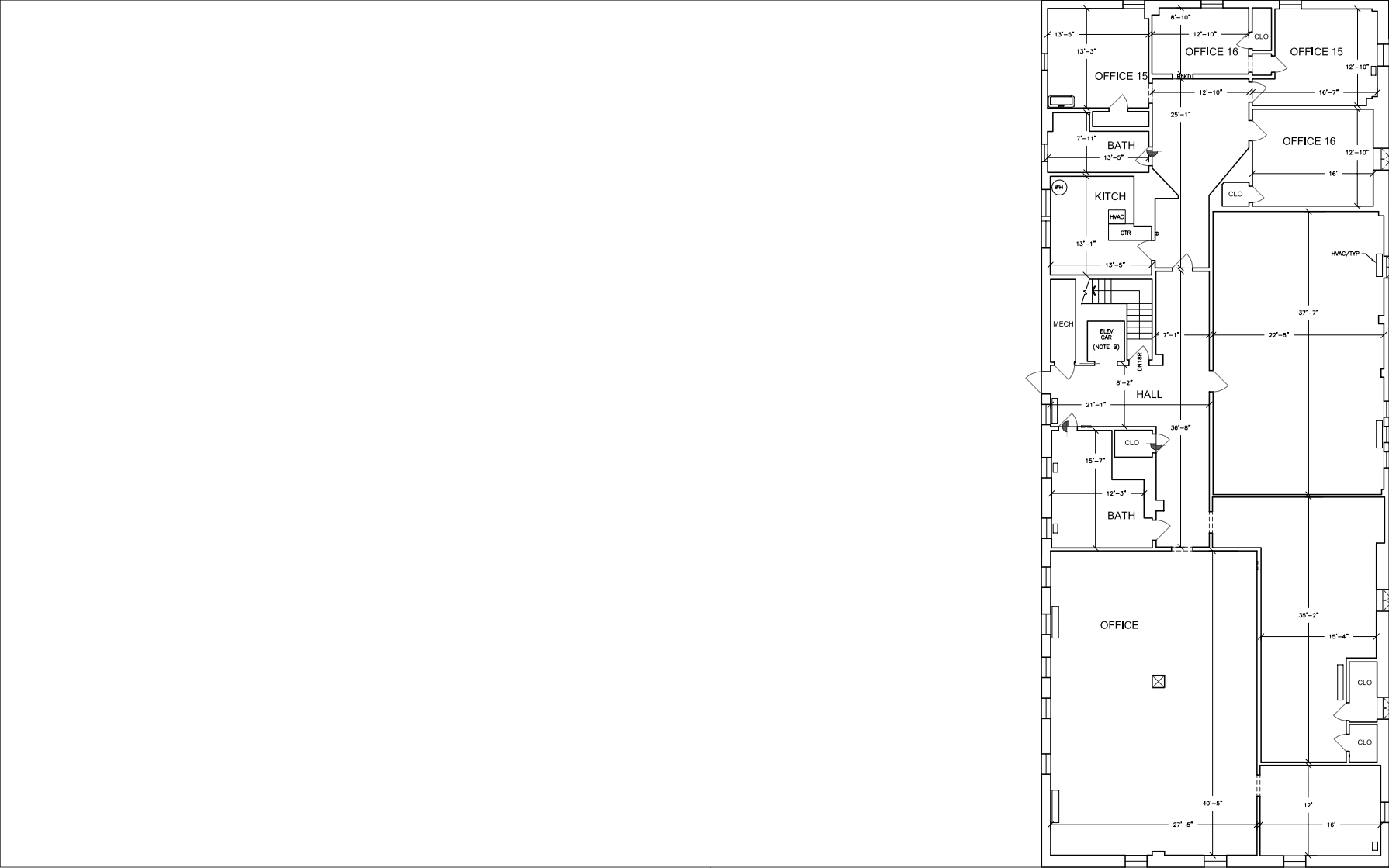
THIRD FLOOR



BLDG LN

EXISTING FLOOR PLANS

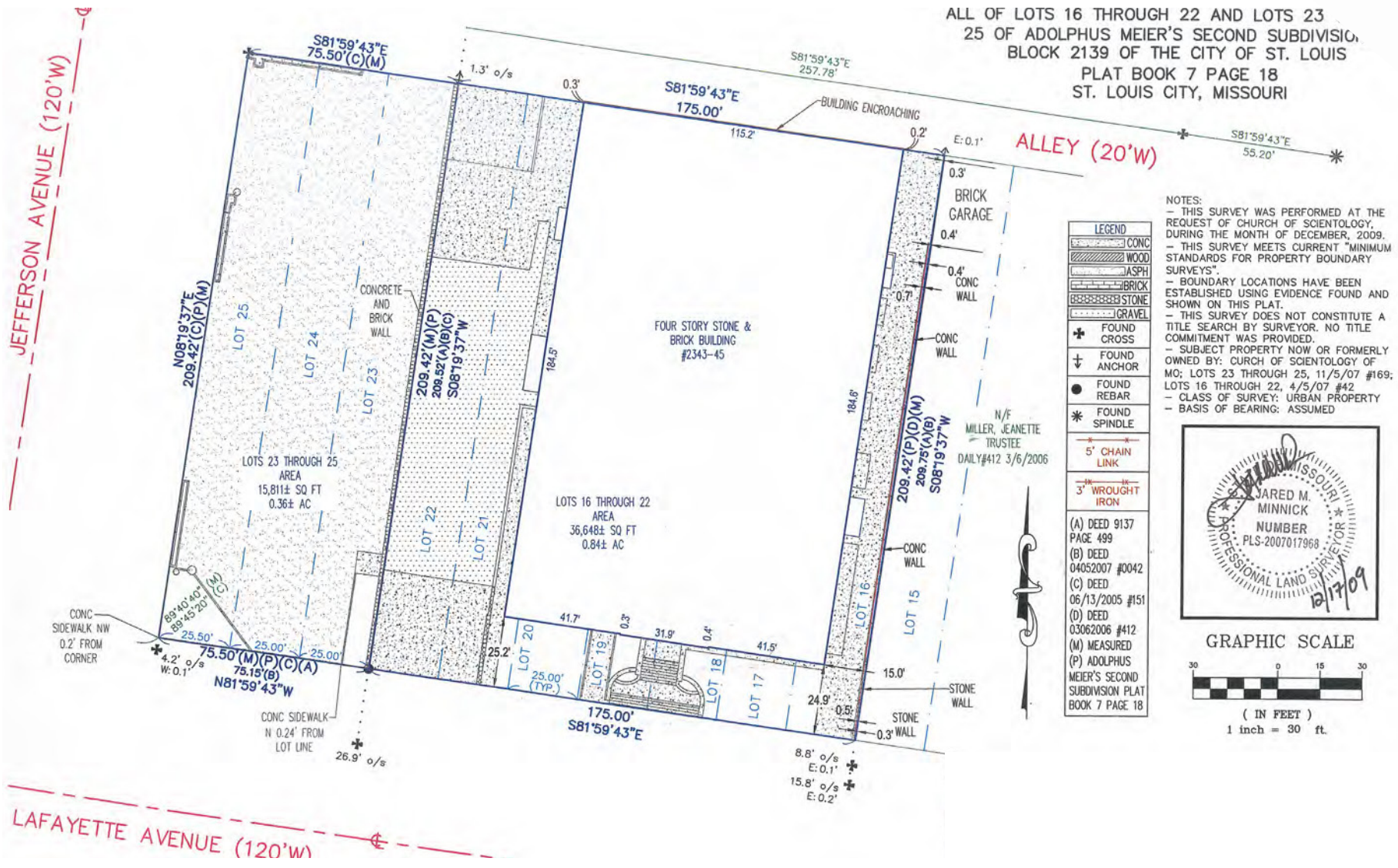
FOURTH FLOOR



SURVEY

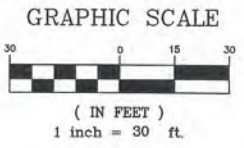
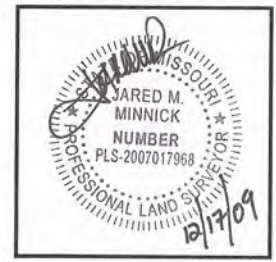
Survey

ALL OF LOTS 16 THROUGH 22 AND LOTS 23
 25 OF ADOLPHUS MEIER'S SECOND SUBDIVISION,
 BLOCK 2139 OF THE CITY OF ST. LOUIS
 PLAT BOOK 7 PAGE 18
 ST. LOUIS CITY, MISSOURI



NOTES:
 - THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHURCH OF SCIENTOLOGY, DURING THE MONTH OF DECEMBER, 2009.
 - THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
 - BOUNDARY LOCATIONS HAVE BEEN ESTABLISHED USING EVIDENCE FOUND AND SHOWN ON THIS PLAT.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. NO TITLE COMMITMENT WAS PROVIDED.
 - SUBJECT PROPERTY NOW OR FORMERLY OWNED BY: CHURCH OF SCIENTOLOGY OF MO; LOTS 23 THROUGH 25, 11/5/07 #169; LOTS 16 THROUGH 22, 4/5/07 #42
 - CLASS OF SURVEY: URBAN PROPERTY
 - BASIS OF BEARING: ASSUMED

LEGEND	
	CONC
	WOOD
	ASPH
	BRICK
	STONE
	GRAVEL
+	FOUND CROSS
⬇	FOUND ANCHOR
●	FOUND REBAR
*	FOUND SPINDLE
	5' CHAIN LINK
	3' WROUGHT IRON
(A)	DEED 9137 PAGE 499
(B)	DEED 04052007 #0042
(C)	DEED 06/13/2005 #151
(D)	DEED 03062006 #412
(M)	MEASURED
(P)	ADOLPHUS MEIER'S SECOND SUBDIVISION PLAT BOOK 7 PAGE 18





CBRE

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