



**SOUTH CITY  
OFFICE/RETAIL  
FOR LEASE**

**JACK JUNKER**

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**DILLON FLYNN**

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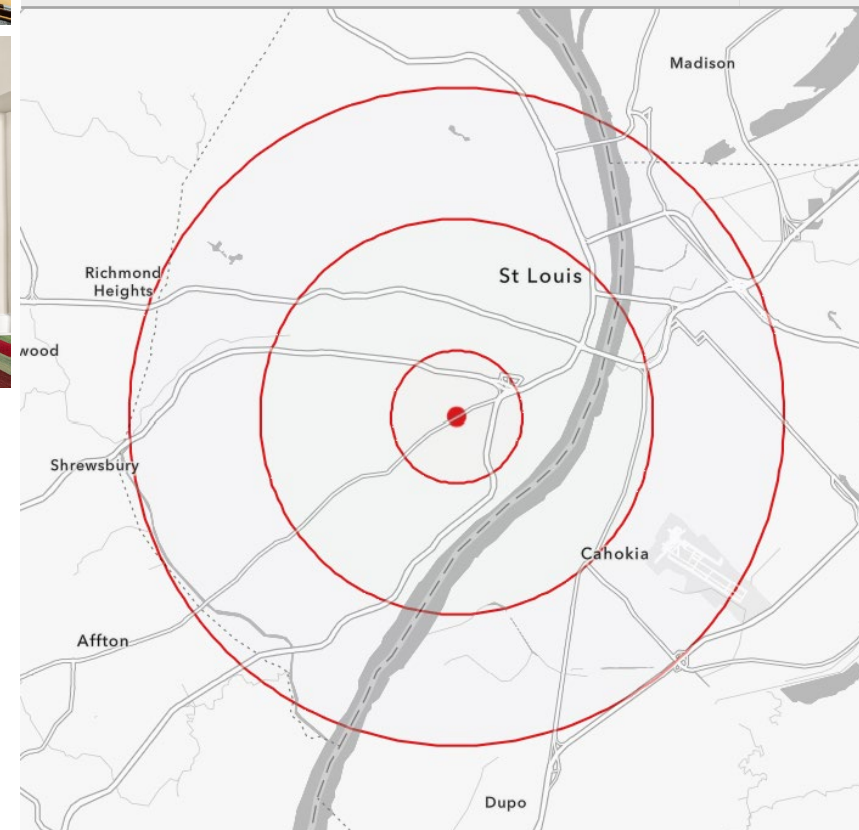
**2631 GRAVOIS AVENUE  
ST. LOUIS, MO 63118  
1,650-8,050 S.F. | \$12.00/S.F. M.G.**

### PROPERTY INFORMATION



- HIGH-VISIBILITY CORNER LOCATION AT THE GRAVOIS & JEFFERSON INTERSECTION
- 4 SUITES AVAILABLE
- 12 DEDICATED REAR PARKING SPACES
- RECENTLY REMODELED FINISHES
- IMMEDIATE ACCESS TO I-44, I-55, AND I-64
- IDEAL FOR RETAIL, RESTAURANT, MEDICAL, OFFICE, FITNESS, CREATIVE, OR COMMUNITY-USE TENANTS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	22,476	127,109	267,190
HOUSEHOLDS	11,741	65,311	136,927
AVERAGE HH INCOME	\$110,917	\$88,891	\$89,812



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**SITE PLAN**



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