

# 6651 CHIPPEWA STREET

PLEASE CONTACT:

L<sup>3</sup> CORPORATION
RICK SPECTOR

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### PICTURE & DEMOGRAPHICS

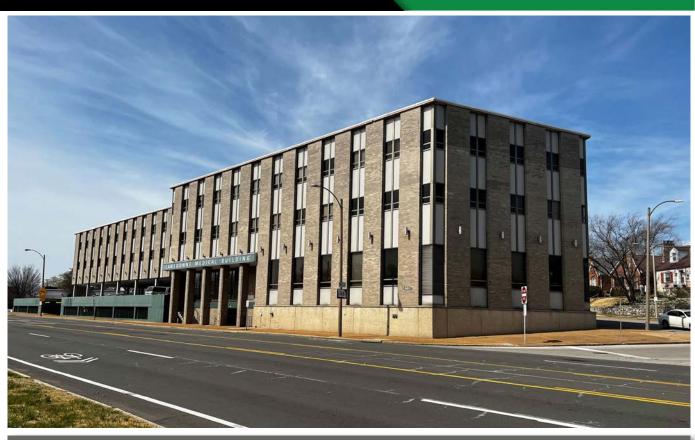
#### POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME	
1 MILE	<u>1 MILE</u>	<u>1 MILE</u>	
17,652	8,724	\$87,792	
<u>3 MILES</u>	3 MILES	3 MILES	
147,237	70,183	\$80,498	
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>	
375,942	169,419	\$93,752	



## DEMO REPORT





- SITE IS PRIME FOR REDEVELOPMENT!
- 44,827 VPD AT LIGHTED INTERSECTION
- JUST A BLOCK AWAY FROM NEW STARBUCKS, NEW ST. LOUIS BREAD CO., NEW LION'S CHOICE AND THE FAMOUS TED DREWES
- 4 STORY MEDICAL OFFICE BUILDING
- SITE IS BEING SOLD WITH ALL TENANTS ON SHORT TERM LEASES
- SITE IS ZONED "H"
- FOR SALE OR LEASE, CALL FOR MORE INFORMATION

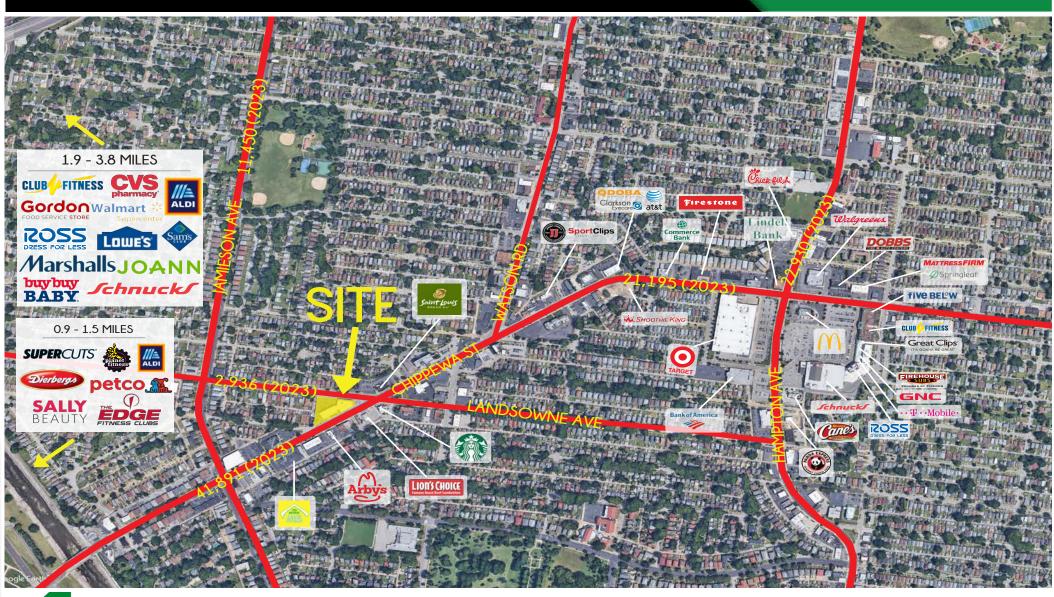
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# MARKET AERIAL





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