



40,949 (2024)

CHIPPEWA ST.

LANSDOWNE AVE. 2,936 (2024)

6651 CHIPPEWA STREET

SAINT LOUIS, MO 63109

0.95 ACRES FOR SALE AT
CHIPPEWA STREET & LANSDOWNE AVE



6651 CHIPPEWA STREET

PICTURE & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION




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POPULATION ANALYSIS

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



VIEW & DOWNLOAD: DEMO REPORT



- SITE IS PRIME FOR REDEVELOPMENT!
- 43,885 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

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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MARKET AERIAL

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