

3.



6651 CHIPPEWA STREET

SAINT LOUIS, MO 63109

0.95 ACRES FOR SALE AT  
CHIPPEWA STREET & LANSDOWNE AVE

**XTEAM**  
RETAIL ADVISORS

# 6651 CHIPPEWA STREET

## PICTURE & DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

RICK SPECTOR

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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

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## MARKET AERIAL

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