



42,517 (2025)

CHIPPEWA ST.

LANSDOWNE AVE.



# 6651 CHIPPEWA STREET

SAINT LOUIS, MO 63109

0.95 ACRES FOR SALE AT  
CHIPPEWA STREET & LANSDOWNE AVE






# 6651 CHIPPEWA STREET

## PICTURE & DEMOGRAPHICS

PLEASE CONTACT: L<sup>3</sup> CORPORATION  
RICK SPECTOR  
314.282.9827 (DIRECT)  
314.708.2009 (MOBILE)  
RSPECTOR@L3CORPORATION.COM

### 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!
- JUST A BLOCK AWAY FROM STARBUCKS, ST. LOUIS BREAD CO., 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

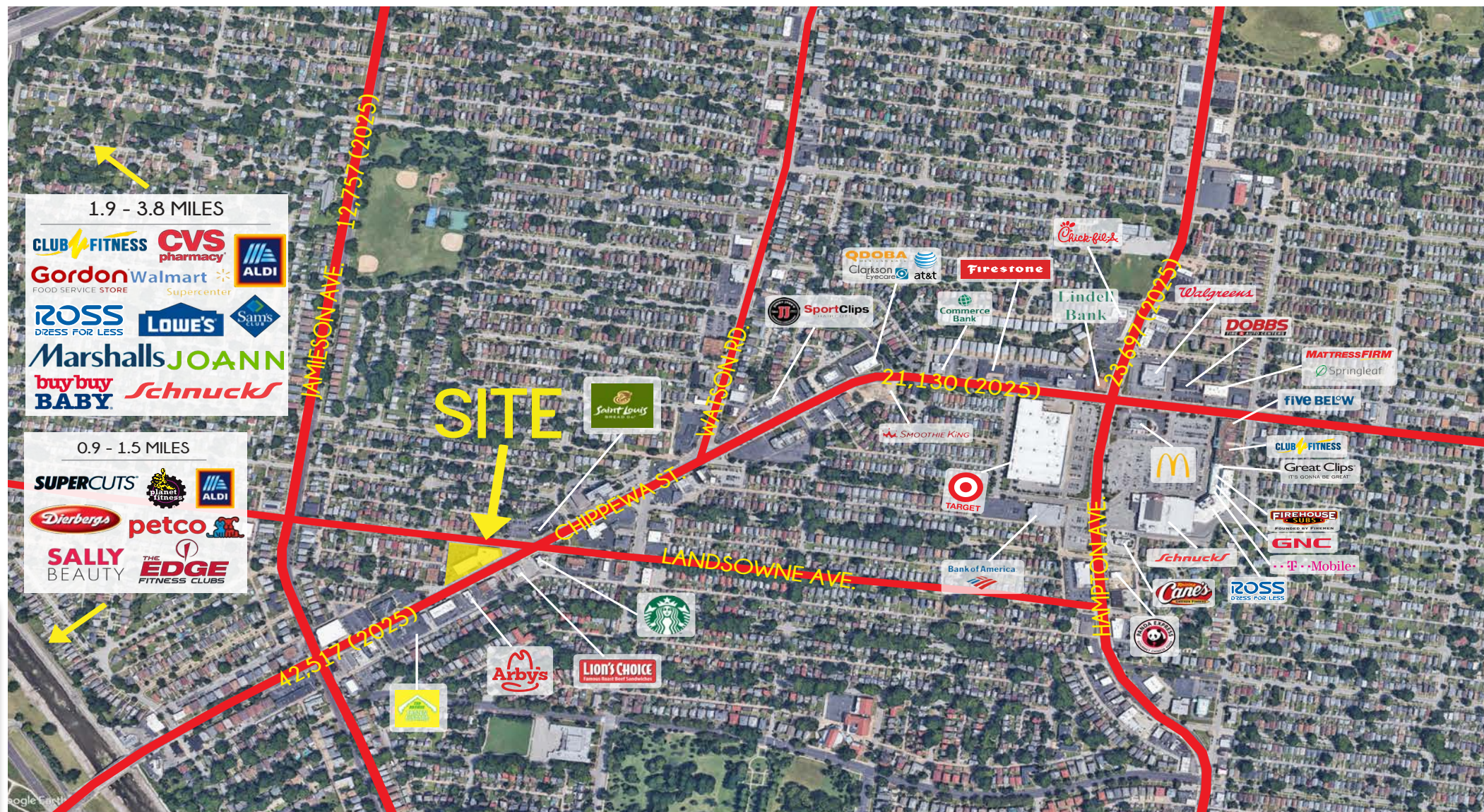


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## MARKET AERIAL

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