



4400 S. KINGSHIGHWAY BLVD.

ST. LOUIS, MO 63109

0.61 ACRE SITE AVAILABLE FOR PURCHASE
EXISTING 600 SF BUILDING WITH DOUBLE DRIVE THRU



4400 S. KINGSHIGHWAY BLVD.

PHOTOS & DEMOS

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER




314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



POPULATION ANALYSIS

POPULATION		<u>1 MILES</u> 25,717	<u>3 MILES</u> 173,899	<u>5 MILES</u> 349,978
HOUSEHOLDS		<u>1 MILES</u> 12,097	<u>3 MILES</u> 79,330	<u>5 MILES</u> 160,176
AVG HH INCOME		<u>1 MILES</u> \$66,467	<u>3 MILES</u> \$72,570	<u>5 MILES</u> \$82,149

VIEW &
DOWNLOAD:

DEMO REPORT



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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SITE PLAN

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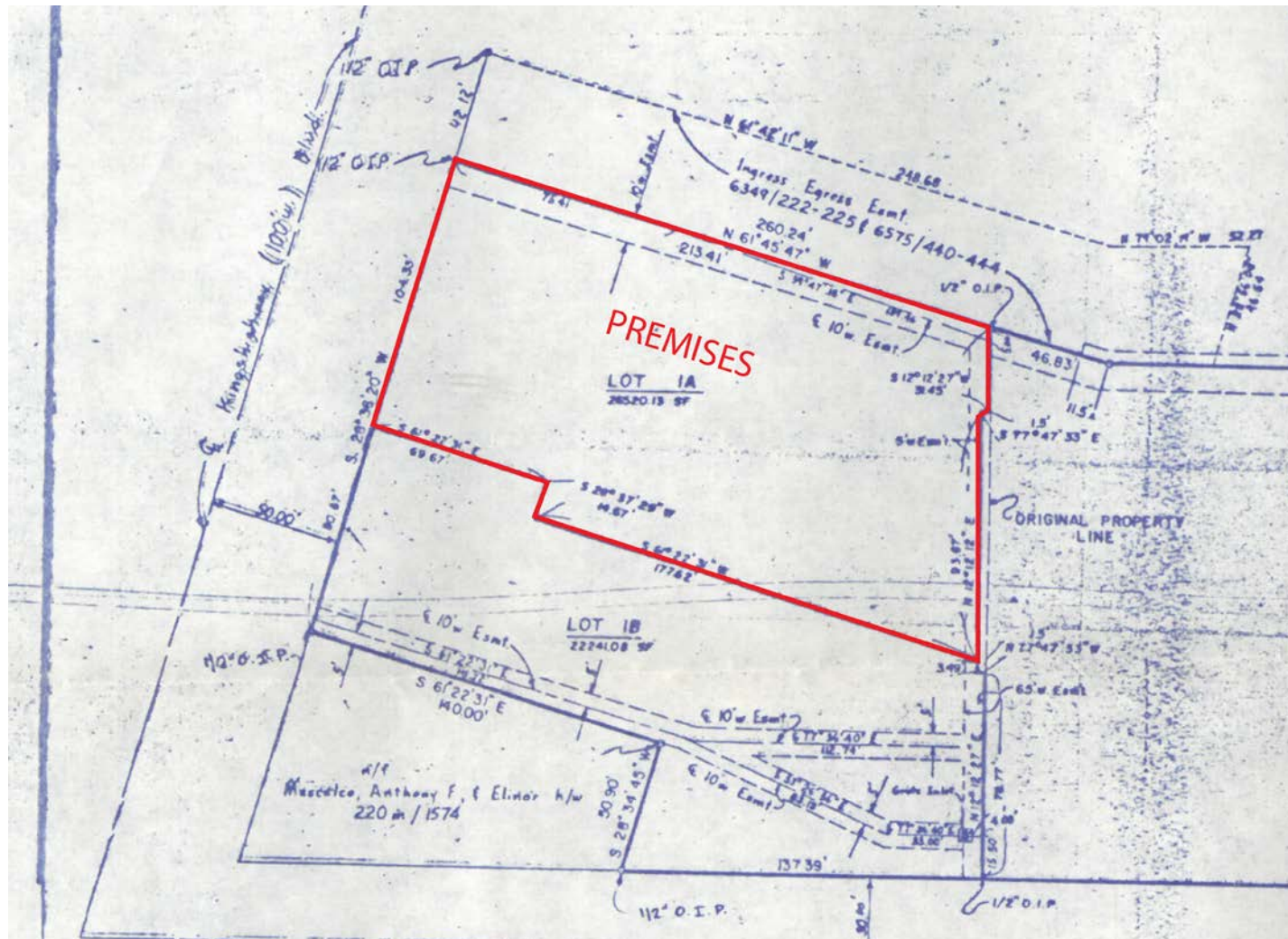
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FOR SALE

AVAILABLE: 0.61 ACRE SITE

PRICE: \$450,000.00



- 349,000+ PEOPLE LIVE WITHIN 5 MILES OF THE PROPERTY.



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ZOOM AERIAL

PLEASE CONTACT:

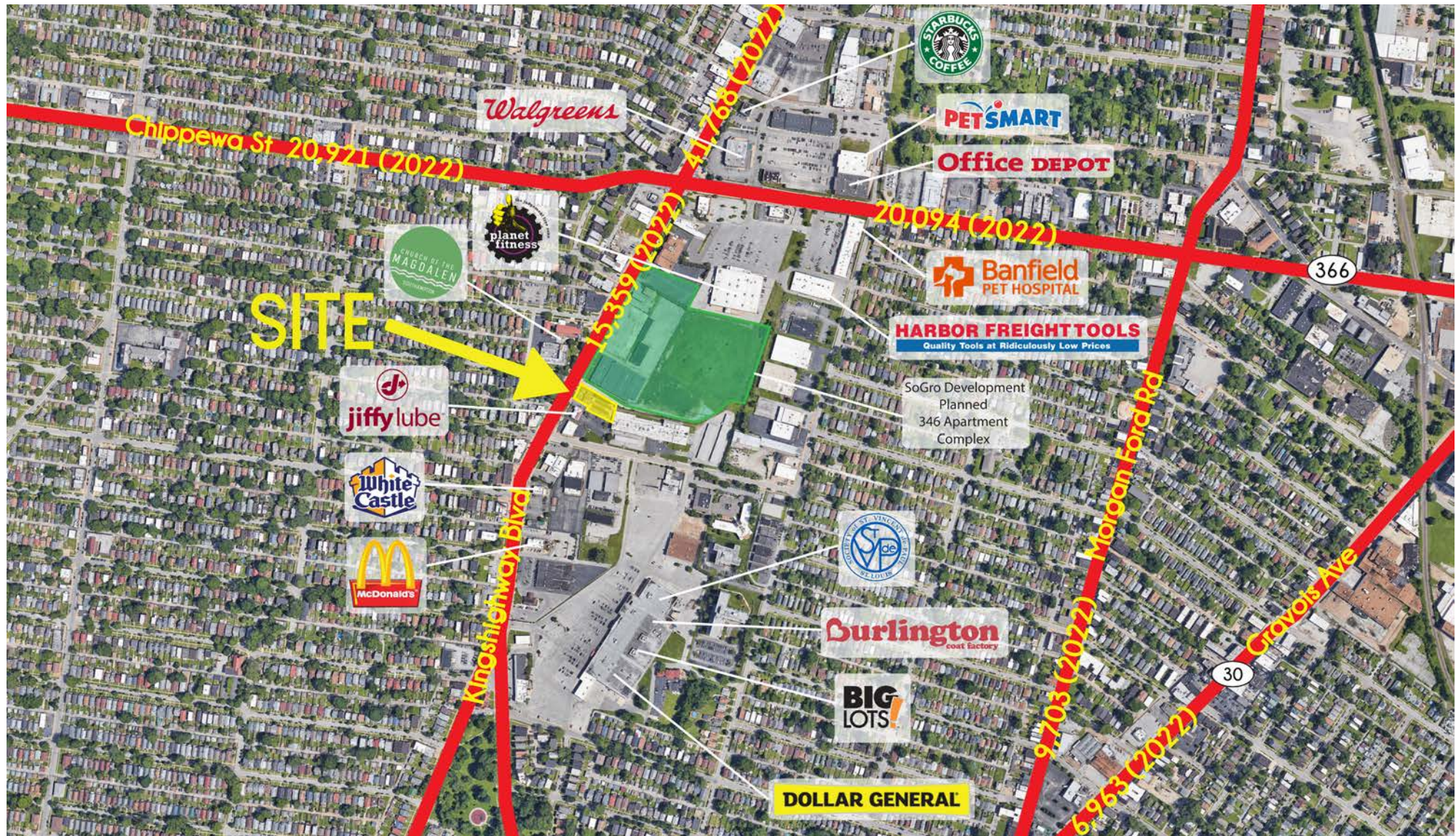
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MARKET AERIAL

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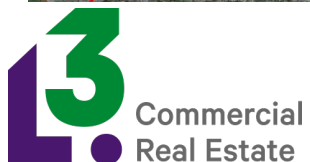
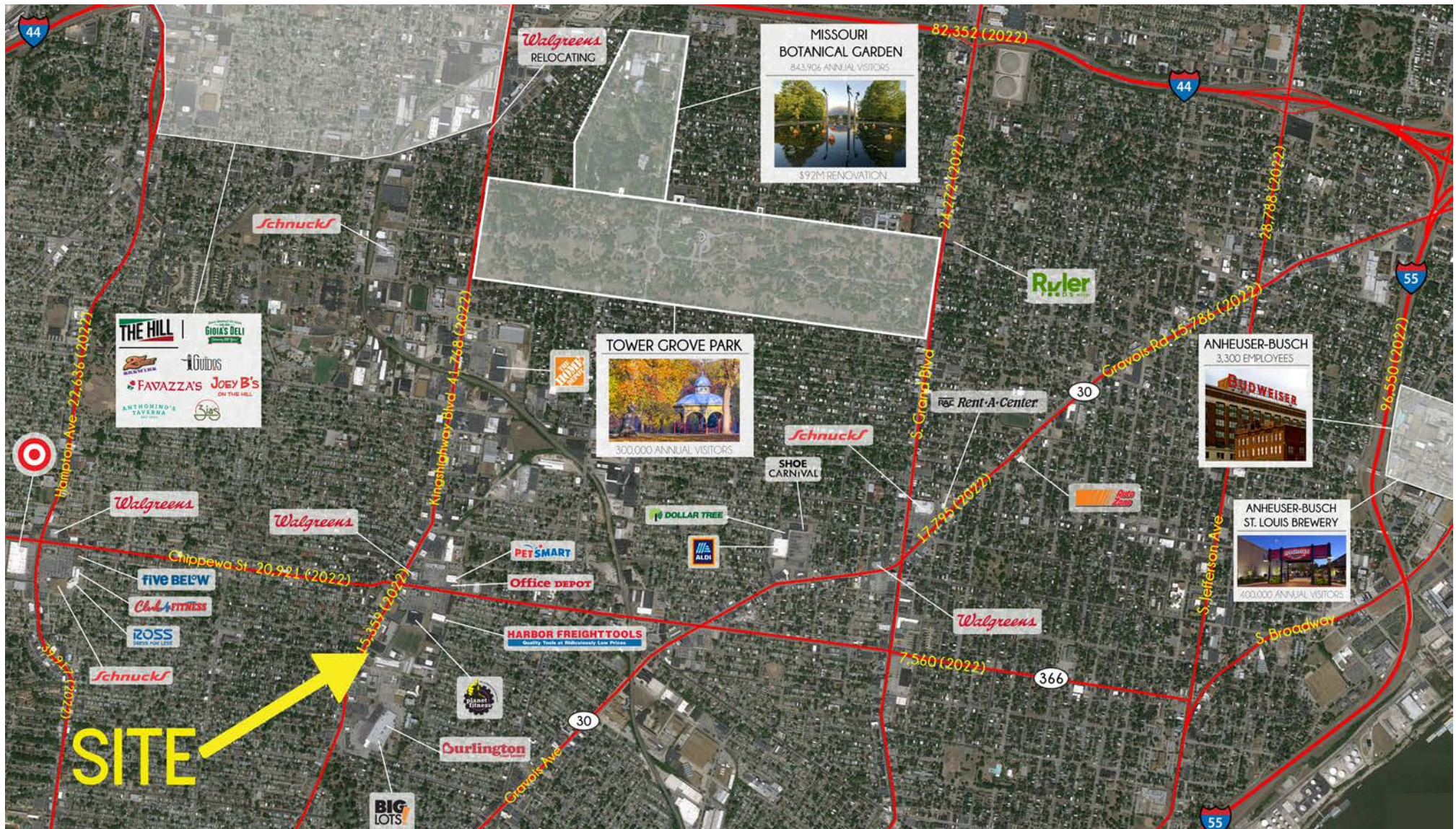
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