



**LOCATION.**  
commercial real estate

ST. LOUIS HILLS INTERNAL MEDICINE

6901

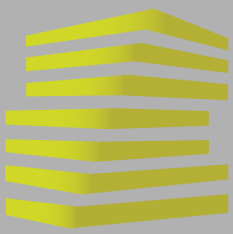


**3,519 SF BUILDING  
ON .31 ACRES**

6901 CHIPPEWA STREET

ST. LOUIS, MO





# 6901 CHIPPEWA ST

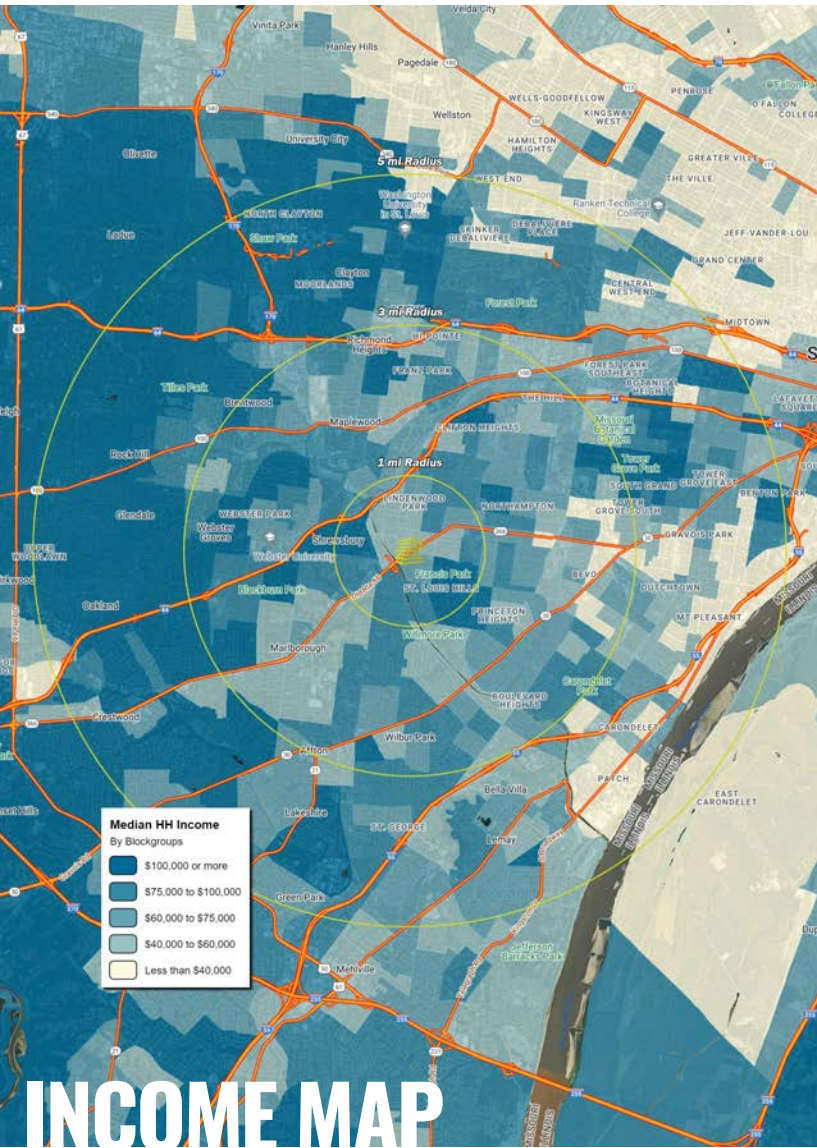
## NEIGHBORHOOD VIBE

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KEVIN SHAPIRO

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### TRADE AREA OVERVIEW

True to its name, South City is the southern section of St. Louis City, extending from the Mississippi River to the east, the Carondelet area to the south, River Des Perre to the west, and I-44 to the north. South City boasts a diverse group of neighborhoods with something for everyone and no shortage of activities.

St. Louis Hills holds distinction as the last large subdivision created in the city. Rich in architecture, strategic location, and history, it was famously marketed in the 1930s as "Country living in the City," being significantly west of other residential and commercial developments within the city limits.

Today, St. Louis Hills remains a vibrant community known for its picturesque homes, tree-lined streets, and strong sense of community. It is home to a mix of families, young professionals, and retirees who enjoy its proximity to parks, schools, and local businesses. The area continues to be celebrated for hosting the flagship location of the world-renowned Ted Drewes Frozen Custard, a beloved St. Louis tradition on Old Route 66 since 1929.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>14,053</b>	<b>138,468</b>	<b>358,863</b>
<b>HOUSEHOLDS</b>	<b>7,143</b>	<b>69,066</b>	<b>169,368</b>
<b>EMPLOYEES</b>	<b>5,340</b>	<b>61,634</b>	<b>199,654</b>
<b>MED HH INCOME</b>	<b>\$76,086</b>	<b>\$73,745</b>	<b>\$81,182</b>

### AREA RETAIL | RESTAURANTS

**Schnucks**

**Panera**  
BREAD®

**ALDI**

**TARGET**

**Dierbergs**

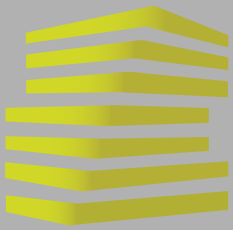
**DONUT DRIVE-IN**

**Monty Deli**  
Est. 1977 St. Louis

**TED DREWES**  
FROZEN CUSTARD

**QDOBA**  
MEXICAN EATS

**Walgreens**



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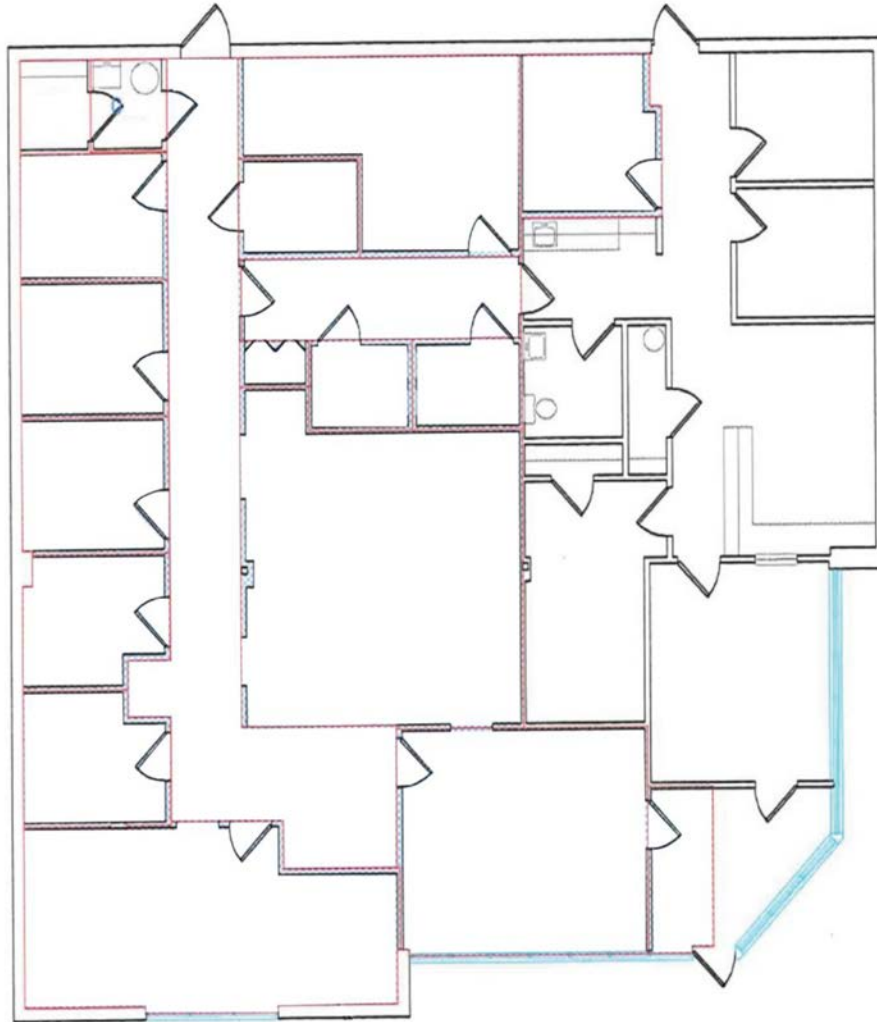
## FLOOR PLAN + DETAILS

BILL SIEMS

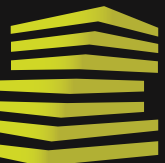
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- **3,519 SF BUILDING SITTING ON 0.31 ACRES IN SOUTH ST. LOUIS CITY**
- **PROPERTY BOASTS 24 DEDICATED PARKING SPACES**
- **CONVENIENTLY LOCATED AT THE INTERSECTION OF CHIPPEWA AND JAMIESON WITH GOOD ACCESS AND UNSURPASSED VISIBILITY TO OVER 30,000 VPD COMBINED**
- **PREVIOUSLY USED AS A MEDICAL OFFICE, IT OFFERS FLEXIBLE CONVERSION POTENTIAL FOR TRADITIONAL OFFICE OR RETAIL SPACE**
- **NEIGHBORING TENANTS AND LOCAL LANDMARKS INCLUDE DIERBERGS, TARGET, TED DREWE'S FROZEN CUSTARD, CATHOLIC SUPPLY AND DONUT DRIVE IN**
- **PLEASE CALL BROKERS FOR RENTAL RATES AND ADDITIONAL INFORMATION**



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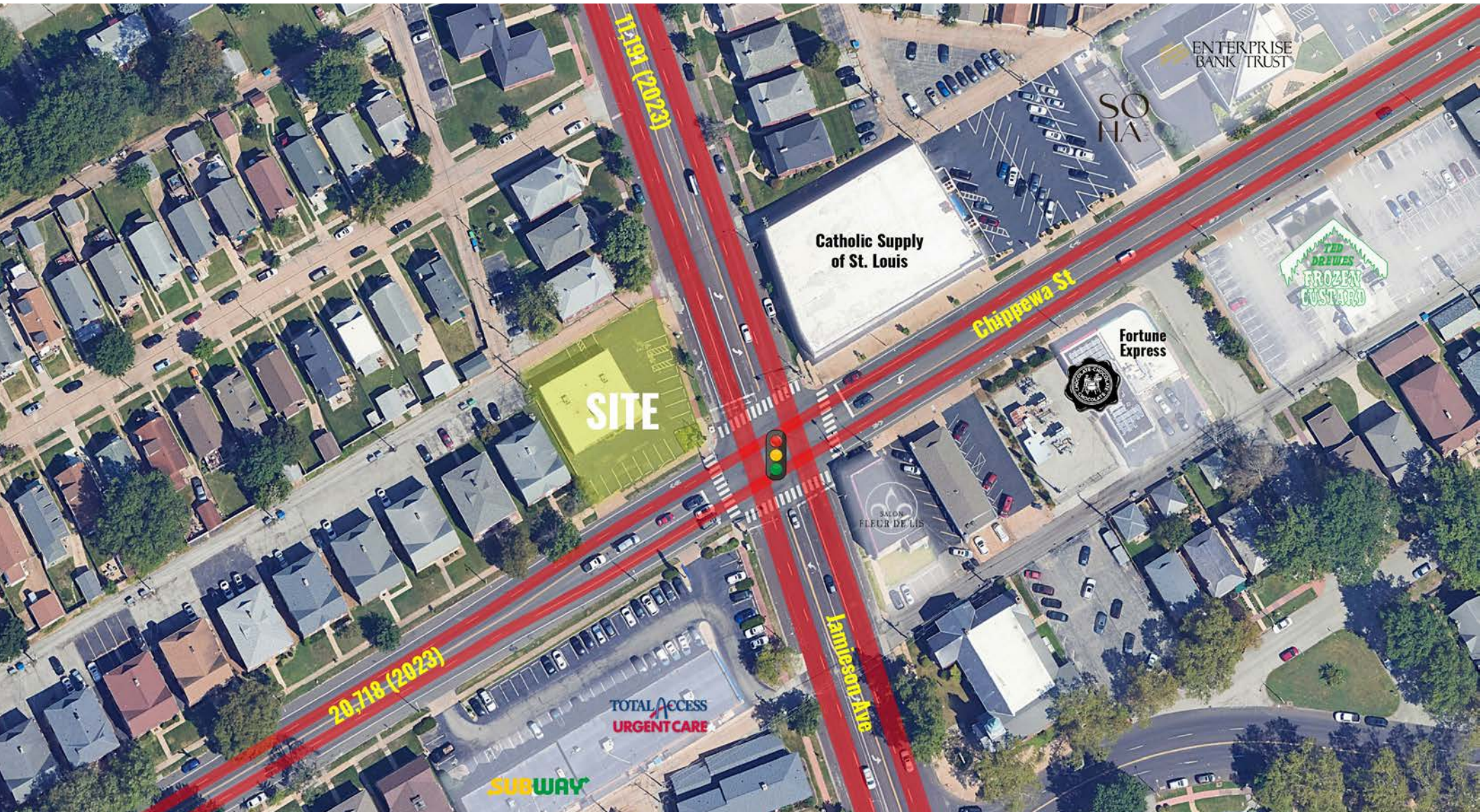
## ZOOM AERIAL

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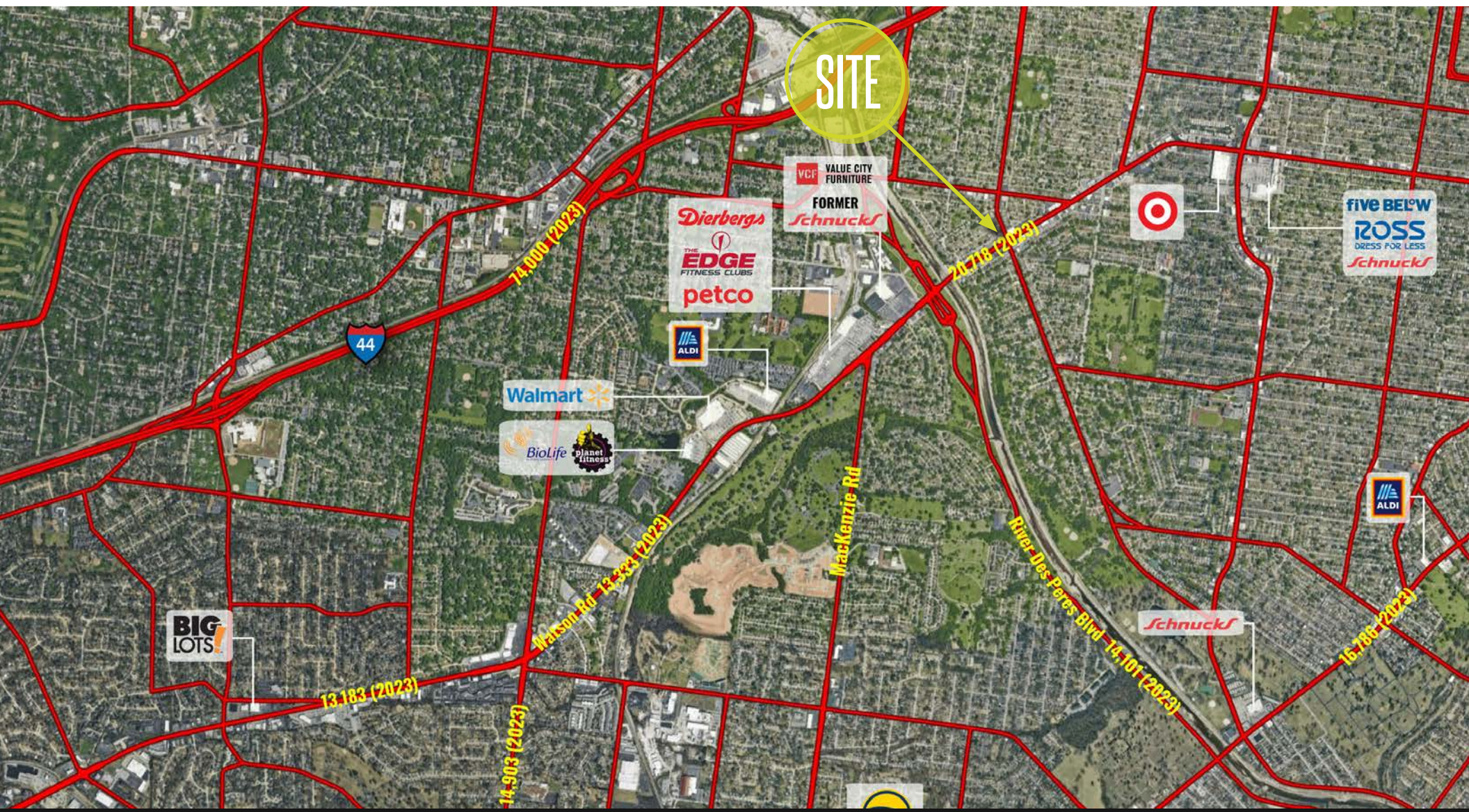
## MARKET AERIAL

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**SITE**

VCF VALUE CITY FURNITURE  
**FORMER Schuucks**

Dierbergs  
THE EDGE FITNESS CLUBS  
petco

ALDI

Walmart

BioLife planet fitness

BIG LOTS

Schuucks

ALDI

five BEL'W ROSS DRESS FOR LESS  
Schuucks



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