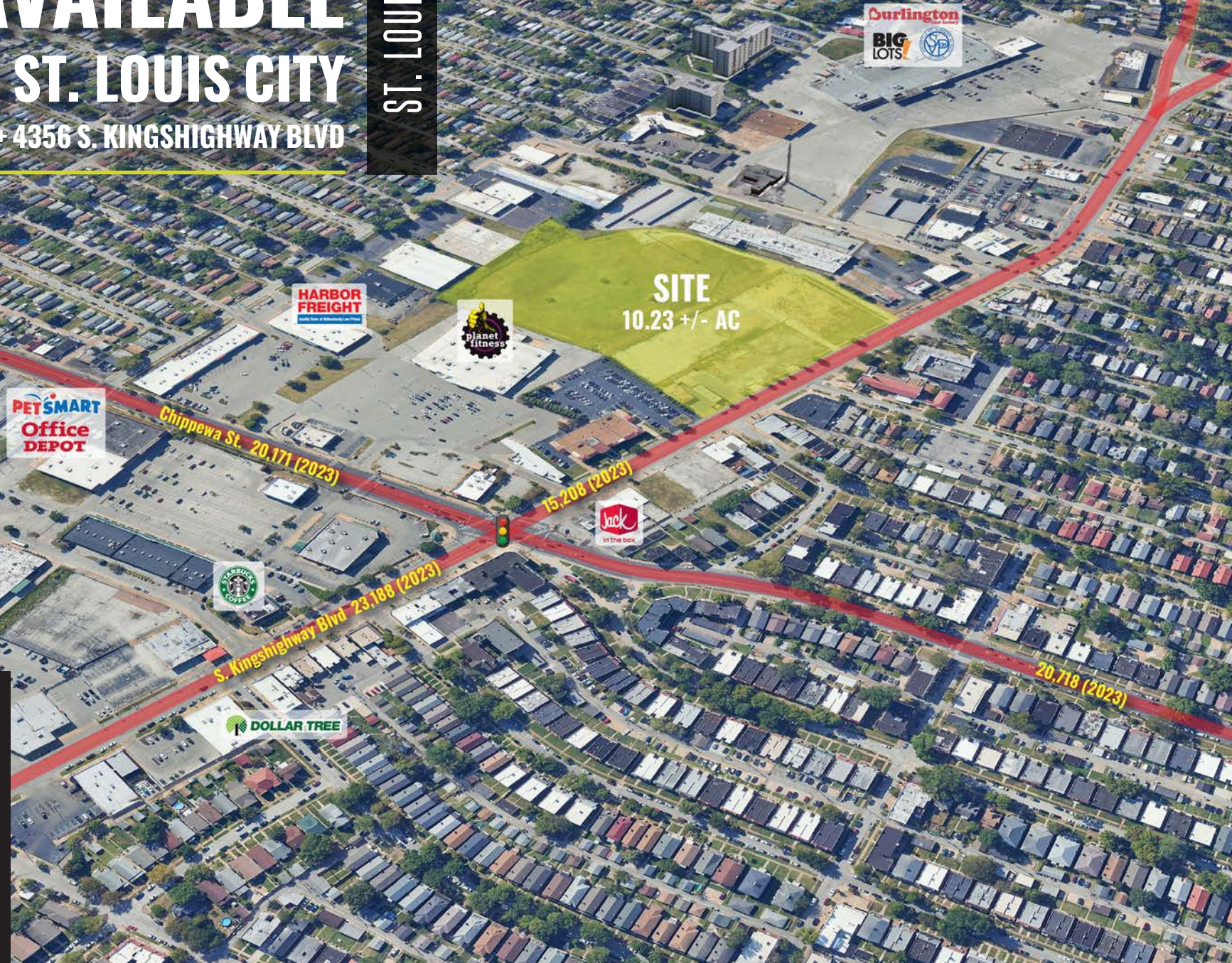


# 10.23 +/- ACRE SITE AVAILABLE IN SOUTH ST. LOUIS CITY

4320, 4350, 4354, + 4356 S. KINGSHIGHWAY BLVD

ST. LOUIS, MO



**LOCATION.**  
commercial real estate



# 4320, 4350, 4354, AND 4356 S. KINGSHIGHWAY BLVD

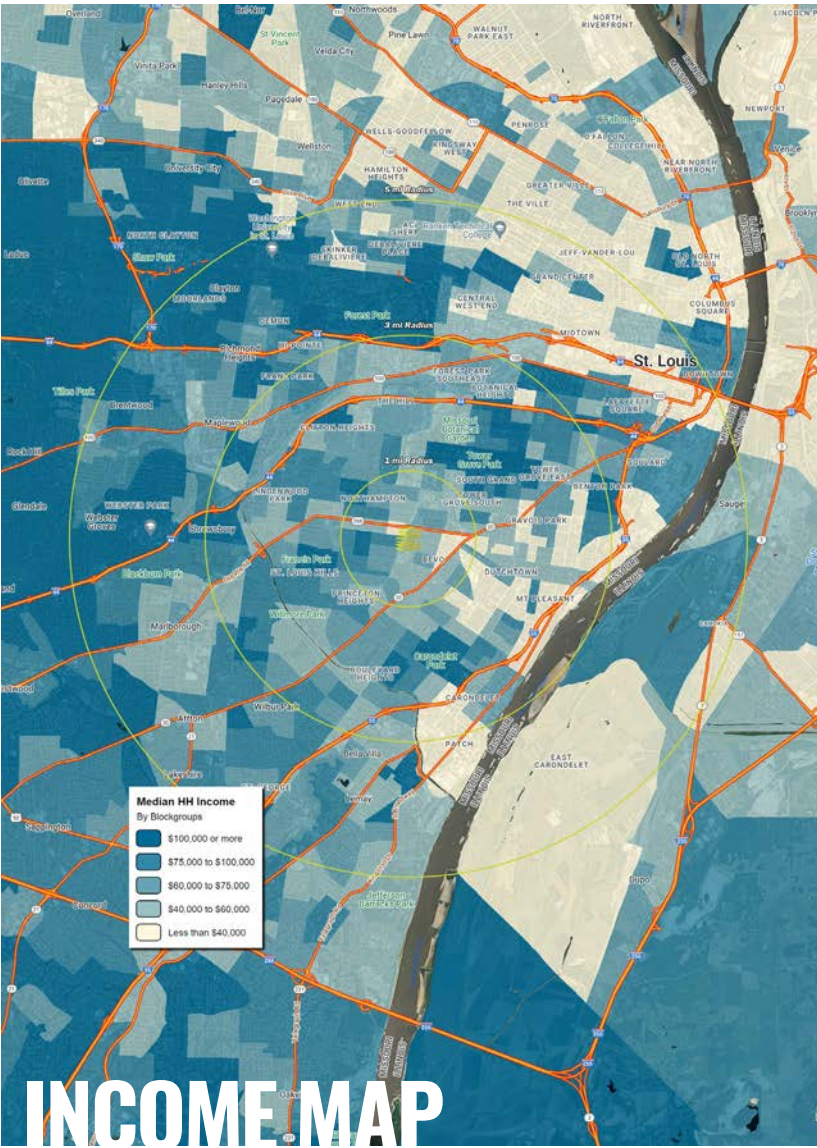
## NEIGHBORHOOD VIBE

KEVIN SHAPIRO

314.818.1550 (OFFICE)

314.283.4691 (MOBILE)

Kevin@LocationCRE.com



### TRADE AREA OVERVIEW

True to its name, South City is the southern section of St. Louis City, from Mississippi River to the east, the Carondelet area to the south, River Des Peres to the west and I-44 to the north. South City boasts a diverse group of neighborhoods with a niche for everyone and no lack of things to do.

Tower Grove South is a neighborhood of St. Louis, Missouri. Formerly known as Oak Hill, Tower Grove South is bounded by Arsenal Street on the north, Chippewa Street on the south, Kingshighway Boulevard on the west, and Grand Boulevard on the east. The majority of the neighborhood was built following the extension of streetcar lines from downtown St. Louis.

Commercial development in the neighborhood is concentrated on Grand Boulevard in the east and Morganford Road in the west of the neighborhood. There are also scatterings of commercial and mixed use buildings on interior intersections. Tower Grove South is a major urban success story of the last 15 years. It's got the makings of the perfect St. Louis neighborhood: a stunning park within walking distance, 2 major commercial districts, fabulous architecture and a strong neighborhood association. The neighborhood has a progressive feel.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	23,931	160,701	336,333
<b>HOUSEHOLDS</b>	12,018	78,706	162,581
<b>EMPLOYEES</b>	7,955	58,824	181,181
<b>MED HH INCOME</b>	\$59,453	\$66,678	\$73,005

### AREA RETAIL | RESTAURANTS



**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices



Walgreens



Office DEPOT

Burlington

BIG LOTS!



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## ZOOM AERIAL + DETAILS

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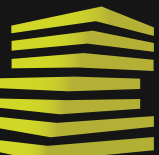
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- **VERY RARE LARGE TRACT ASSEMBLAGE IN SOUTH ST. LOUIS CITY**
- **THE PROPERTY IS ENTITLED FOR 338 MARKET-RATE APARTMENTS**
- **IN PLACE INCENTIVES INCLUDE 20 YEAR TAX ABATEMENT (95% FOR 15 YEARS; 90% FOR 5 ADDITIONAL YEARS) AND CID OVERLAY**
- **PLEASE CONTACT BROKER FOR ADDITIONAL INFORMATION**

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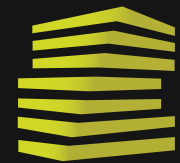
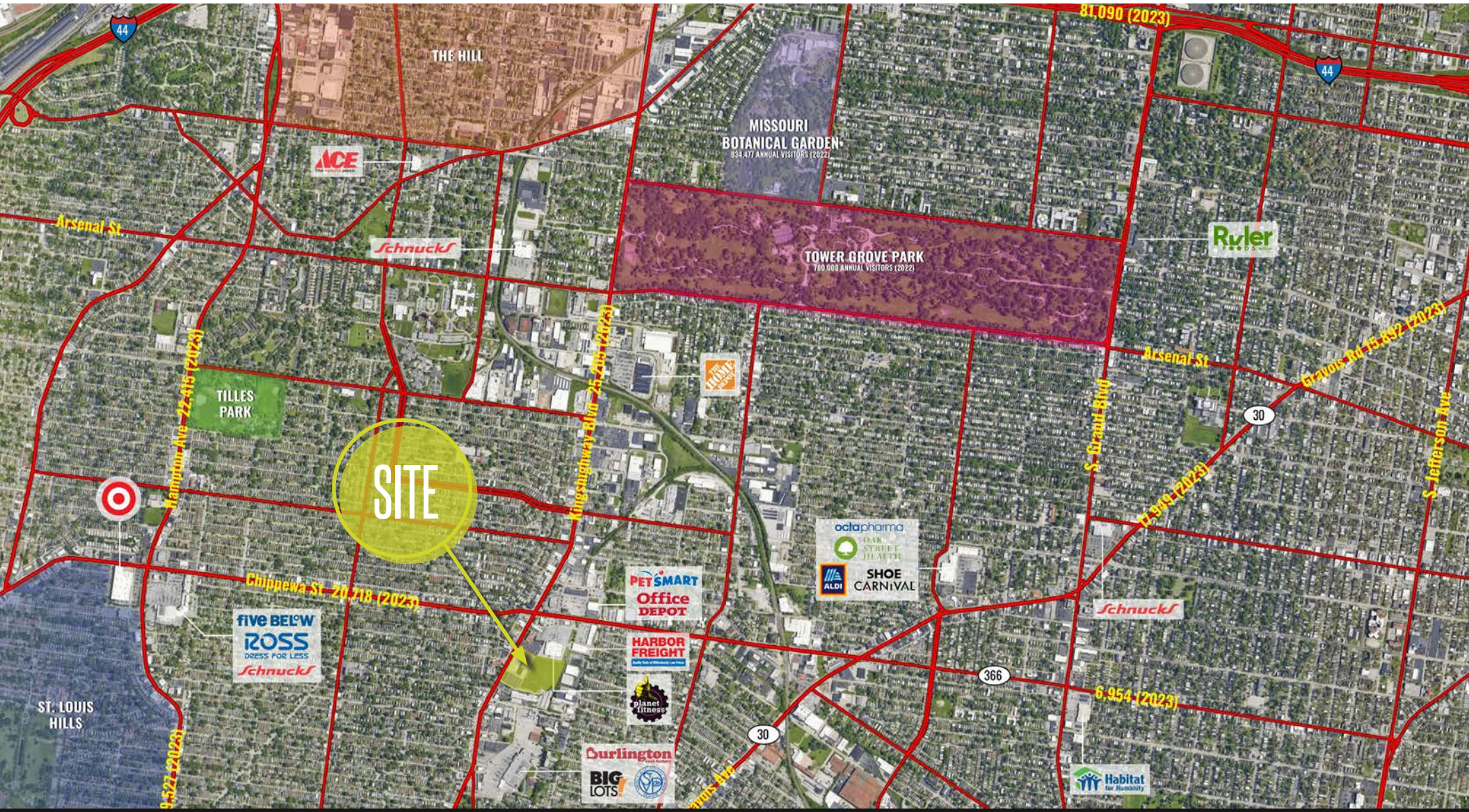
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## MARKET AERIAL

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