



AVAILABLE

3224 S. KINGSHIGHWAY BLVD.
ST. LOUIS, MO 63139



1.1 Acre Home Depot Outlot



Retail Redevelopment Coming Soon



Signalized Access



Highly Visible on S. Kingshighway



Contact Broker for Pricing

Grant Mechlin, CCIM
gmchlin@sansonegroup.com

Mark Kornfeld
mkornfeld@sansonegroup.com

Jackie Hall
jhall@sansonegroup.com

Property Features

- 1.1 Acre Home Depot Outlot
- Signalized Access
- Zoned “K” Unrestricted
- Highly Visible on S Kingshighway
- Excellent Traffic Counts - 38k VPD



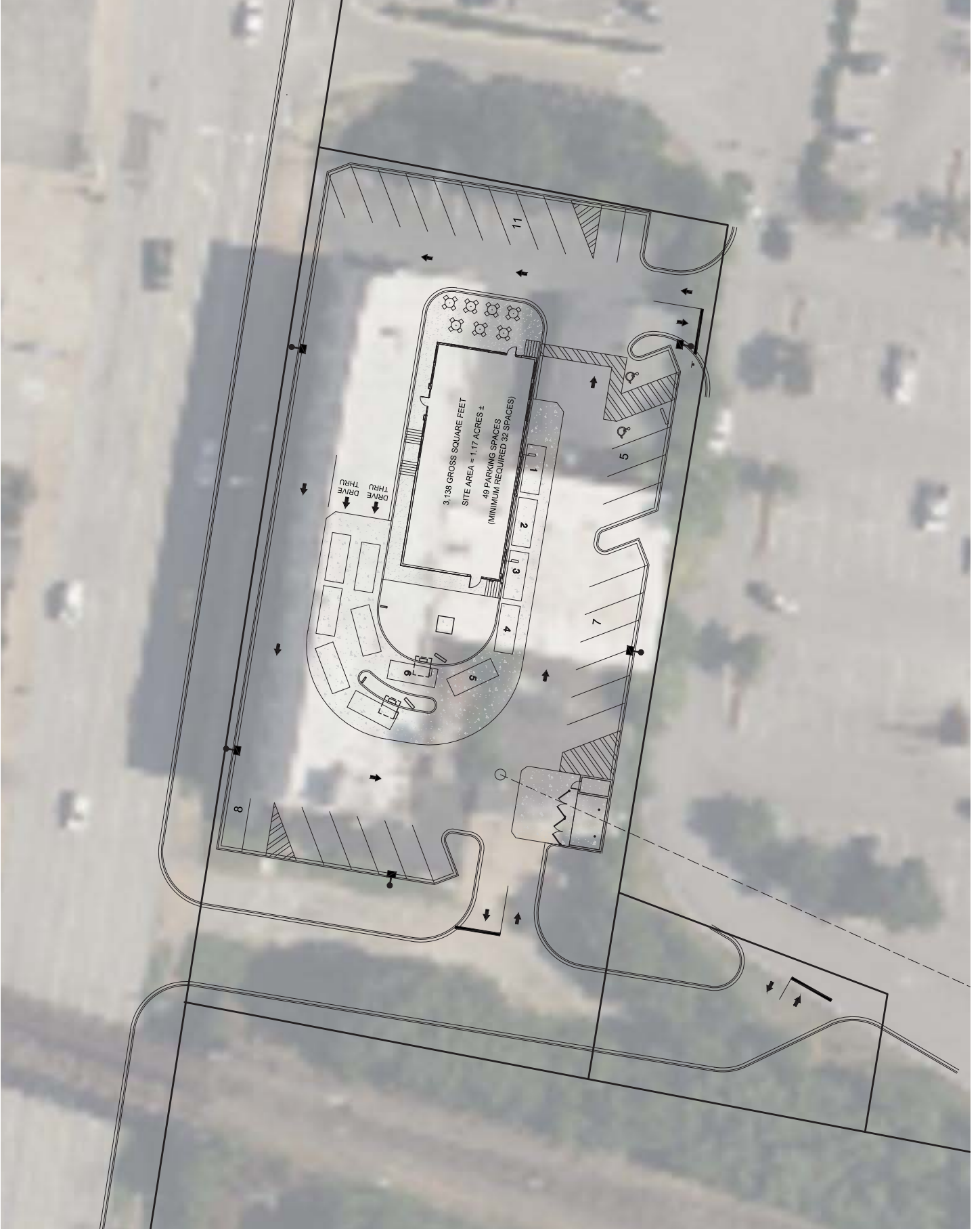
Area Demographics

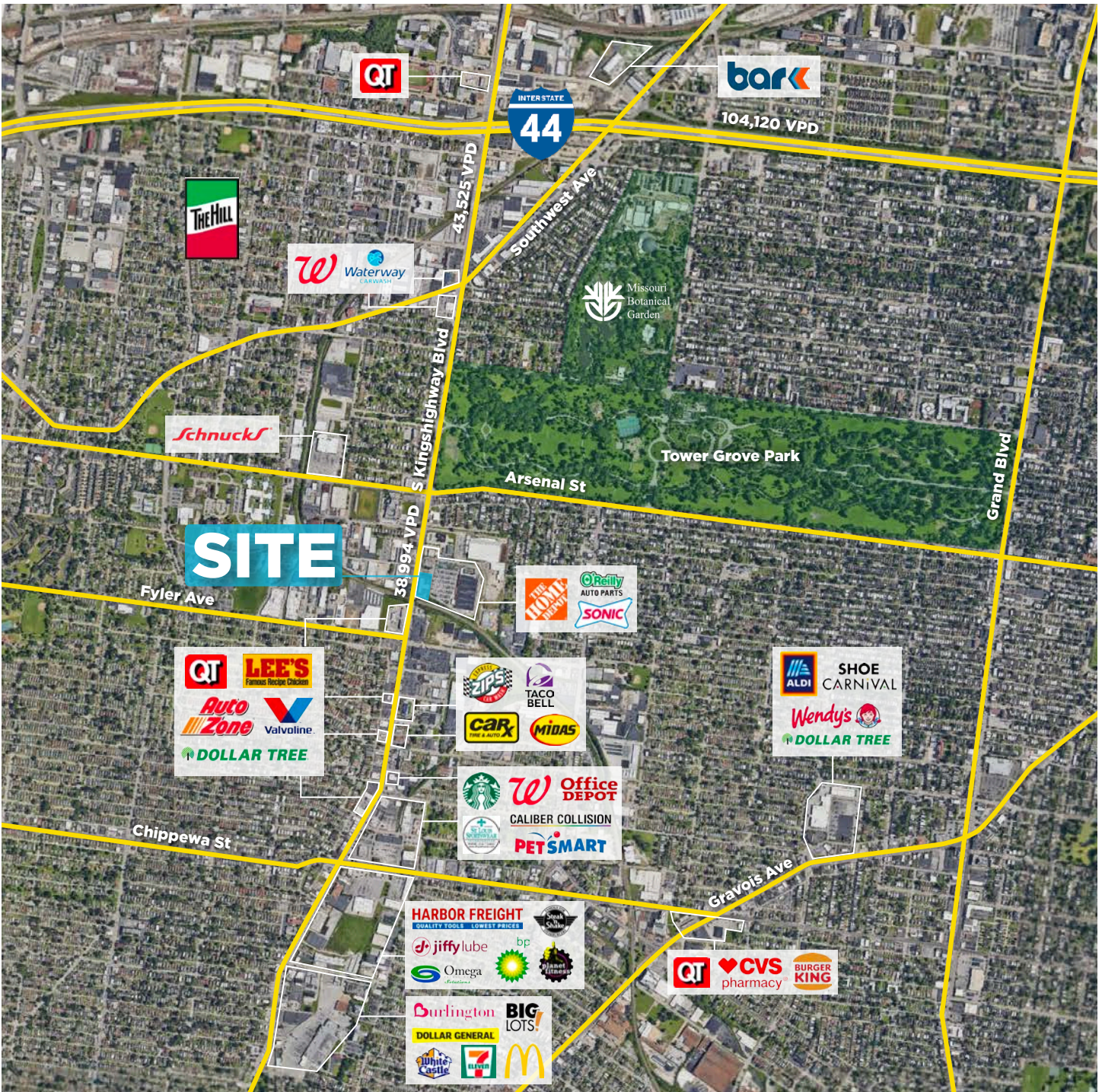


| 1 MILE | | 3 MILE | | 5 MILE | |
|----------------|----------|----------------|----------|----------------|----------|
| Avg. HH Income | \$75,940 | Avg. HH Income | \$83,759 | Avg. HH Income | \$90,014 |
| Population | 19,237 | Population | 176,549 | Population | 365,579 |
| Households | 10,135 | Households | 87,279 | Households | 174,723 |



Sample Site Plan





Grant Mechlin, CCM
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314.727.6664

SANSONEGROUP.COM

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

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