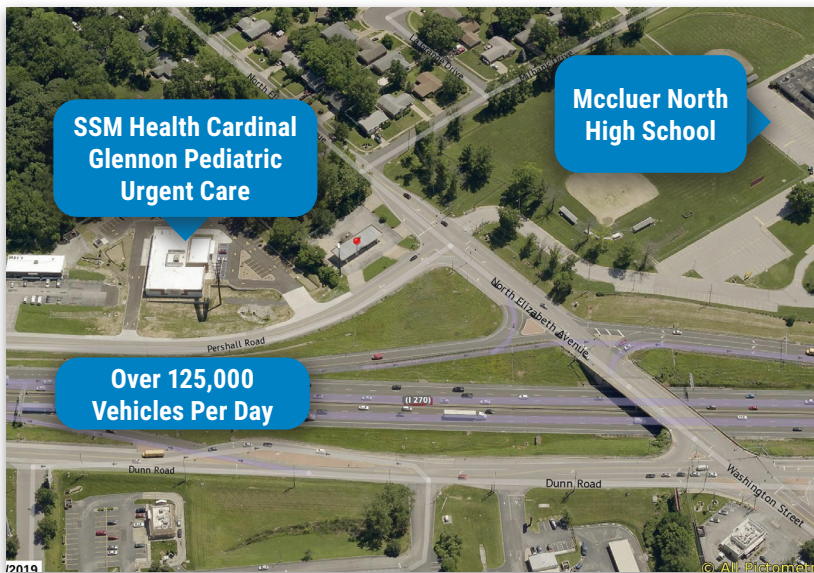


## FOR SALE

### Redevelopment Site

### 3890 Pershall Rd • St. Louis, MO 63135



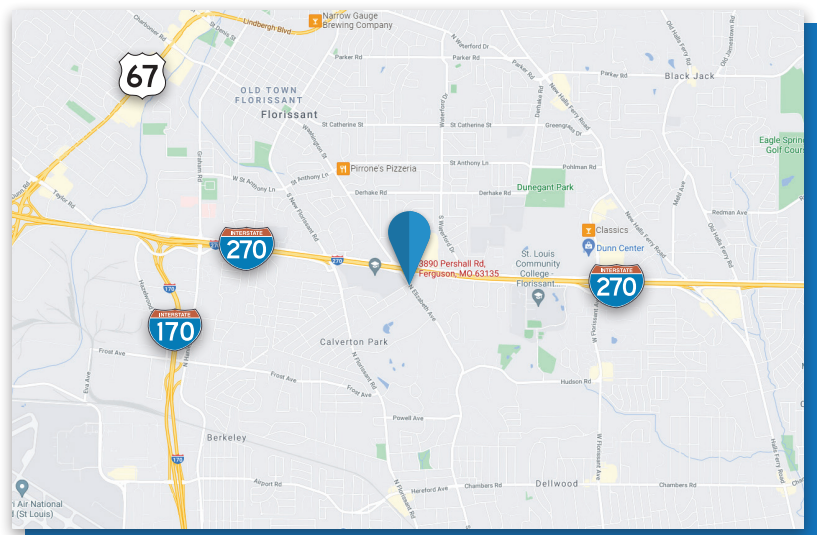
- Lot: 20,473 SF
- Year Built: 1986
- Taxes 2020: \$10,449
- Zoned: 22C-1

- Excellent Opportunity to Acquire .47 Acre Lot with Great Access at the Highway 270 & N. Elizabeth Exit.
- Retail Redevelopment Site with Highway 270 Visibility

**PRICE REDUCED!**

**Offered at:**

~~**\$350,000**~~ **\$290,000**



**For Information, Contact Agent:**

**Ken Wedberg**

Office: 314-446-7540 • Cell: 314-374-6670

[wedberg@realtyexchangeweb.com](mailto:wedberg@realtyexchangeweb.com)

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.



Households	1 Mile	3 Miles	5 Miles
2010 Households	4,735	39,612	99,598
2021 Households	4,574	39,356	98,377
2026 Household Projection	4,533	39,222	97,909
Annual Growth 2010-2021	-0.1%	0%	0%
Annual Growth 2021-2026	-0.2%	-0.1%	-0.1%
Owner Occupied Households	3,275	26,371	64,998
Renter Occupied Households	1,258	12,851	32,911
Avg Household Size	2.5	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$120.7M	\$977.3M	\$2.58

Income	1 Mile	3 Mile	5 Mile
Avg Household Income	\$70,283	\$62,438	\$63,976
Median Household Income	\$55,409	\$50,489	\$50,716
< \$25,000	658	9,028	22,784
\$25,000 - 50,000	1,325	10,469	25,748
\$50,000 - 75,000	1,041	8,172	19,746
\$75,000 - 100,000	634	5,115	12,456
\$100,000 - 125,000	431	3,321	8,413
\$125,000 - 150,000	190	1,518	4,010
\$150,000 - 200,000	168	1,028	3,014
\$200,000+	127	704	2,206