

FOR SALE OR LEASE

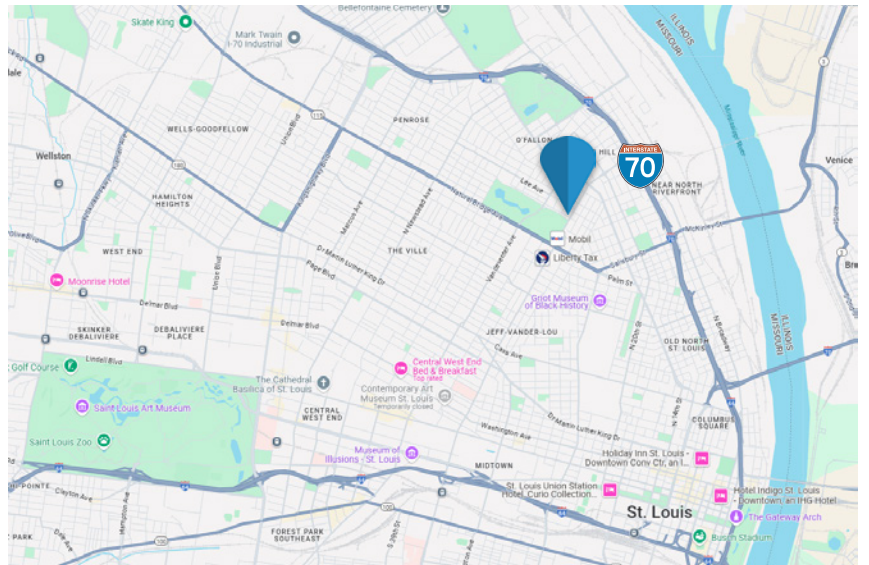
4101 N. Grand Blvd.
St. Louis, MO 63107



- Large Retail Space Available
- Former Schnucks
- Ample Parking
- Call for Info

Sale Price Negotiable

- Lease Rate \$7/SF + NNN



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Summary

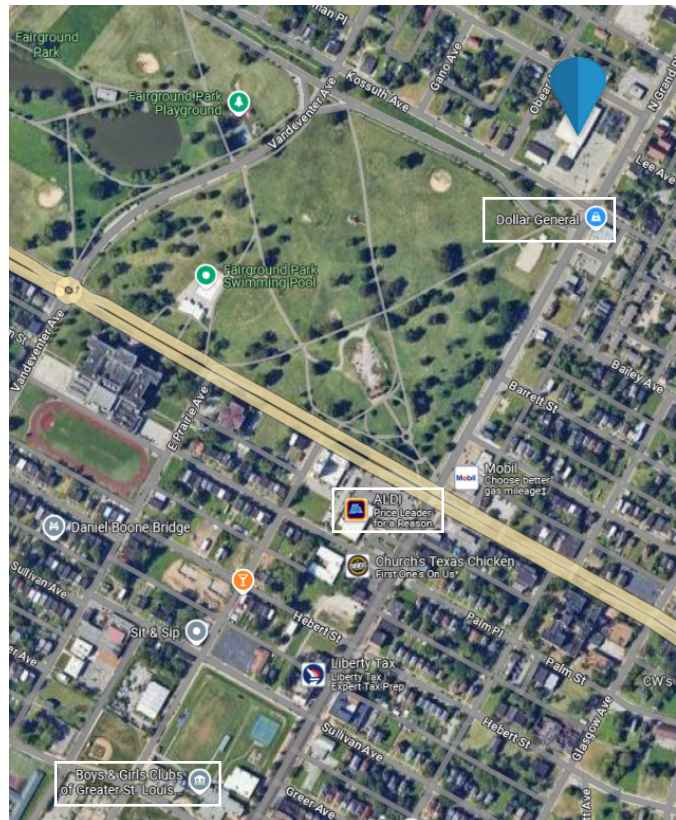
The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned Retail Building, 4101 N. Grand Blvd., St. Louis, MO 63107.

Investment Highlights

- 33,000 Sqft Building (23,000 Available for Lease)
- Located off a Main Thoroughfare
- Current Tenants Include Princess Beauty Supply, Zee's Automotive Sales, and a Laundromat.
- Roof Replaced in 2021
- Yearly Taxes \$10,000
- Neighboring Tenants Include
 - Dollar General
 - Aldi
 - Boys & Girls Club of Greater St. Louis

All offers will be considered.



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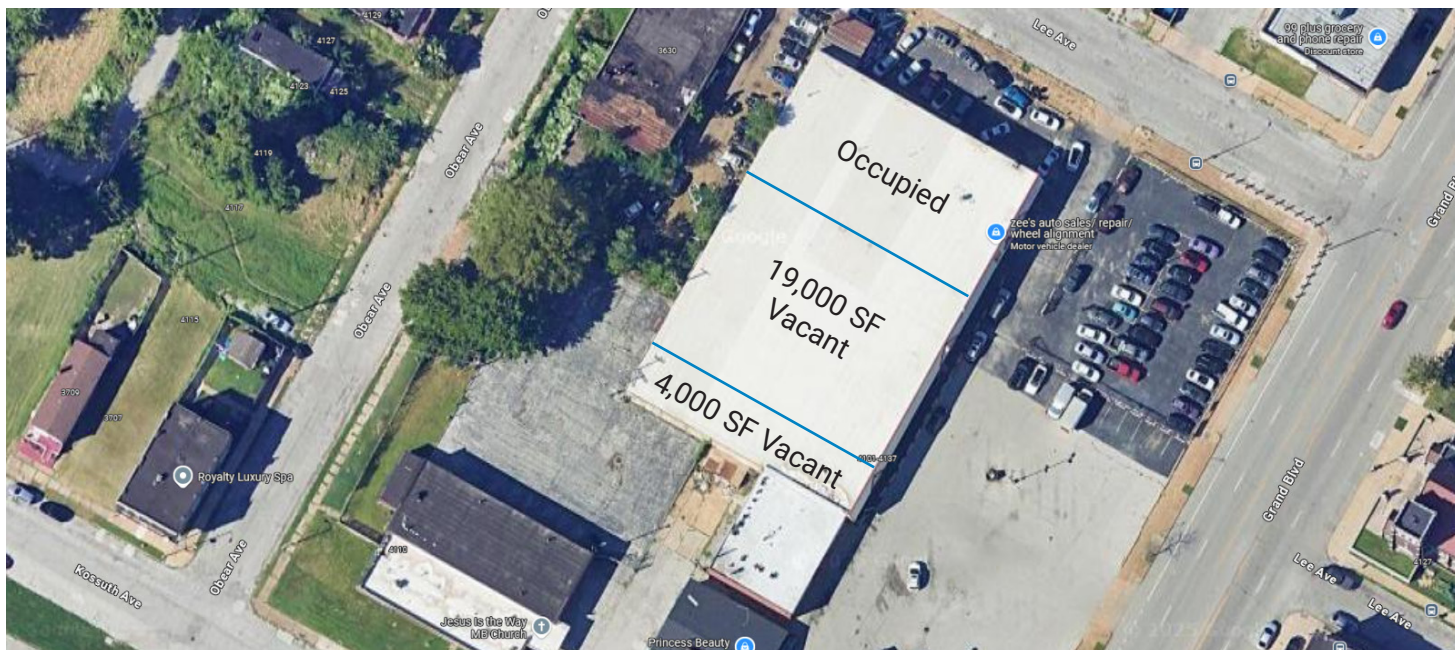
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Location



Demographics	1 Mile	3 Mile	5 Mile
Population	11,528	83,686	218,878
Households	5,116	40,593	105,271
Average Household Income	\$48,226	\$69,461	\$78,134
Traffic Volume	50,654	130,415	168,243

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Demographics



5,116
HOUSEHOLDS



11,528
POPULATION



2.19
AVERAGE
HOUSEHOLD SIZE



\$48,226
AVERAGE
HOUSEHOLD INCOME



\$152,704
AVERAGE
HOUSING VALUE



91.4%
EMPLOYMENT



38.6%
WHITE COLLAR
WORKERS

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