

2-TENANT RETAIL BUILDING

4501-4505 CHOTEAU
ST. LOUIS, MO. 63110



5,100 SQ-FT BUILDING

\$989,000 – 8.08% CAP RATE

KING

REALTY ADVISORS

BRYAN KING
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PROPERTY HIGHLIGHTS

- LOCATED IN THE RED HOT FOREST PARK SOUTHEAST NEIGHBORHOOD
- RECENTLY GUT REHABBED – NEW EVERYTHING INCLUDING FULL RESTAURANT BUILDOUT
- PRIME LOCATION – SANDWICHED BETWEEN THE GROVE (ENTERTAINMENT DISTRICT), CORTEX (5,800 EMPLOYEES) AND BJC CAMPUS (16,000 EMPLOYEES)
- VALUE-ADD OPPORTUNITY WITH BELOW MARKET RENTS.
- FLEXIBLE LEASE TERMS ALLOW FOR FUTURE OWNER-OCCUPANT OPPORTUNITIES.
- LOCATED ON HARD CORNER OF 4 WAY INTERSECTION OF CHOUTEAU & TAYLOR

DEMOGRAPHICS

	<u>.5 MILES</u>	<u>1 MILE</u>	<u>1.5 MILES</u>
POPULATION	3,273	14,321	37,426
MEDIAN HH INCOME	\$59,324	\$58,908	\$57,710
AVERAGE HH INCOME	\$97,506	\$96,367	\$94,485

AERIAL VIEW

FOREST PARK

BJC HealthCare

CORTEX
innovation community

CLAYTON RD

KINGS HIGHWAY BLVD

MANCHESTER RD

VAN DEVENTER AVE

CHOUTEAU AVE

THE GROVE

STAYLOR AVE

S NEWSTEAD AVE

TOWER GROVE AVE

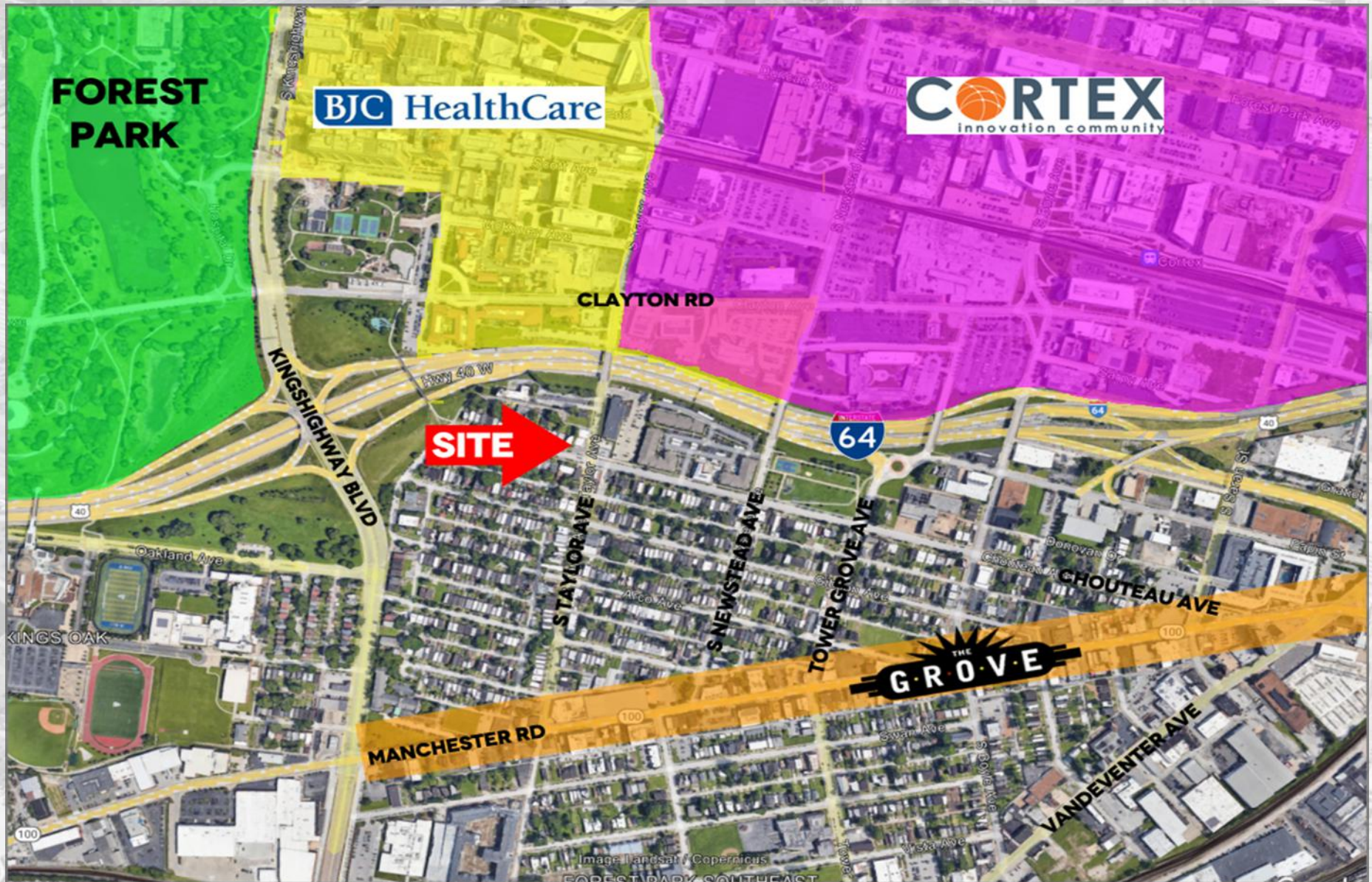
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Image Landsat / Copernicus
FOREST PARK, SOUTHEAST

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INTERIOR PICTURES

