

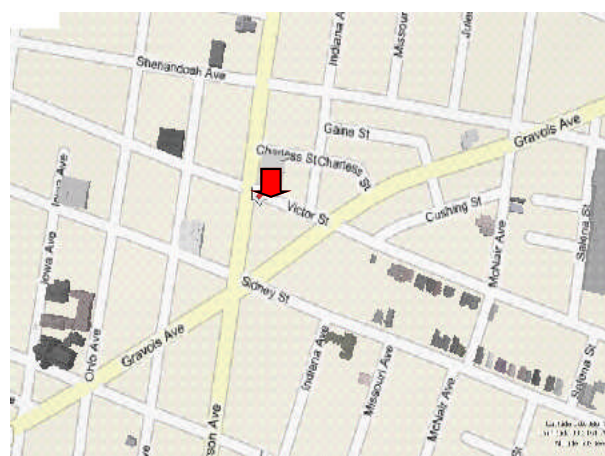
2500 S. JEFFERSON AVENUE ST. LOUIS, MISSOURI 63104



FOR SALE
\$429,000 or
FOR LEASE
\$40,000 / YEAR
NNN

(FORMER BURGER KING RESTAURANT)

- ◆ **TOTAL LOT SIZE IS .683 +/- ACRE**
- ◆ **BUILDING IS 3,197 +/- SQ. FT.**
- ◆ **DRIVE-THRU**
- ◆ **ZONED "G" COMMERCIAL**
- ◆ **CURB CUTS ON S. JEFFERSON & GRAVOIS**
- ◆ **DENSE POPULATION**
- ◆ **HIGH TRAFFIC LOCATION**
- ◆ **IDEAL RESTAURANT/RETAIL LOCATION**
- ◆ **CURRENTLY STRIPED FOR 35 CARS & DRIVE-THRU STACKING FOR 7-8 CARS**



	DEMOGRAPHICS		
	1 Mile	3 Mile	5 Mile
Population	27,425	135,186	322,663
Household			
Income (Avg)	\$36,331	\$31,078	\$34,855

TRAFFIC COUNTS
Gravois & Sidney 44,188 ADT
S. Jefferson & Gravois 29,351 ADT

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2500 SOUTH JEFFERSON AVENUE ST. LOUIS, MISSOURI



VIEW OF THE S. JEFFERSON CURB CUT

