

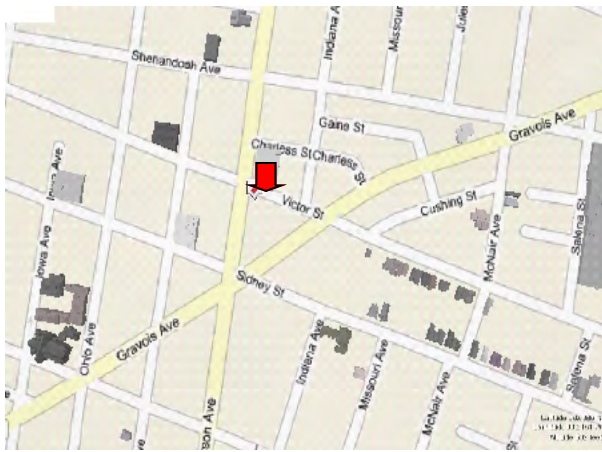
2500 S. JEFFERSON AVENUE ST. LOUIS, MISSOURI 63104



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		
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
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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The above information was obtained from sources considered reliable, however, broker does not guarantee its accuracy nor warrant or represent its accuracy.

2500 SOUTH JEFFERSON AVENUE ST. LOUIS, MISSOURI



VIEW OF THE S. JEFFERSON CURB CUT

