

FOR SALE

OFFICE / COMMERCIAL PROPERTY

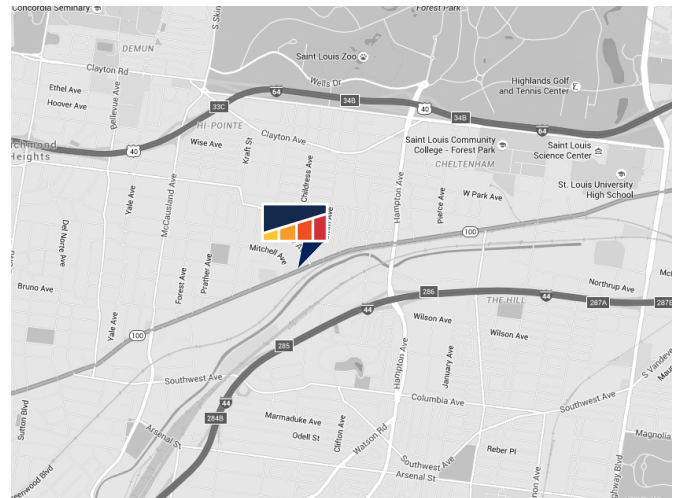
INTELICA CRE[™]
COMMERCIAL REAL ESTATE



6437 MANCHESTER AVE ST. LOUIS, MO 63139

- 53,580 SF of Office/Warehouse on 3.4 acres
- 8 buildings total with ample parking
 - 6 buildings on EAST side 34,159 SF
 - 2 buildings on WEST side 19,421 SF
- Great positioning west of Hampton Avenue , Kingshighway Blvd and I-44
- 121,313 VPD (vehicles per day) at Hampton and I-44 Interchange
- Zoned J
- Multitude of options to demise property
- Excellent central office location in the city for any company looking to relocate

FOR SALE: \$2,720,000.00



For More Information:

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Estimated Population	14,109	403,206	900,243
Median Age	38.40	37.90	38.70
Total Estimated Households	7,306	179,597	383,081
Median Household Income	\$47,476	\$43,690	\$45,276



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