

**2022 DEMOGRAPHICS** 1 Mile | 3 Miles | 5 Miles



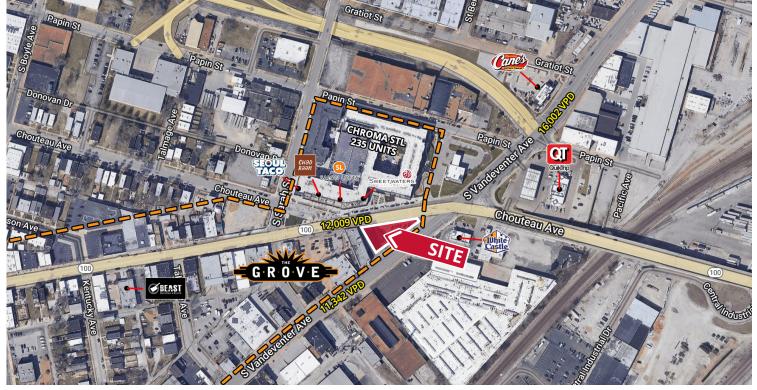
**Population** 19,080 | 153,735 | 330,157



Daytime Population 27,234 | 186,472 | 364,177



Average Household Income \$72,875 | \$76,346 | \$79,490



## FOR SALE OR LEASE

4014 Chouteau Avenue | St. Louis, Missouri 63110 3,826 SF on 0.30 Acre | \$1,350,000 or \$100,000/year

## **PROPERTY DETAILS**

Prime corner at the entrance to The Grove Located in the heart of the Midtown Trade Area Free-standing with access to Chouteau and Vandeventer Chouteau Avenue - 12,009 VPD

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

## Trade Area Aerial





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