

2022 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

29,385 | 152,466 | 308,775



Daytime Population

12,396 | 165,469 | 316,946



Median Household Income

\$62,165 | \$53,844 | \$54,884

RETAIL FOR LEASE OR SALE

3157 South Grand Boulevard | St. Louis, Missouri 63118

9,962 SF | Sale Price: \$699,000 | Call for Details

PROPERTY DETAILS

Freestanding building in South Grand district

Restaurant buildout

Signalized intersection

Possible patio adjoining neighboring pocket park

South Grand Boulevard - 15,324 VPD

Kate Grewe

314.785.7662

kgrewe@paceproperties.com

Patrick Willett

314.785.7631

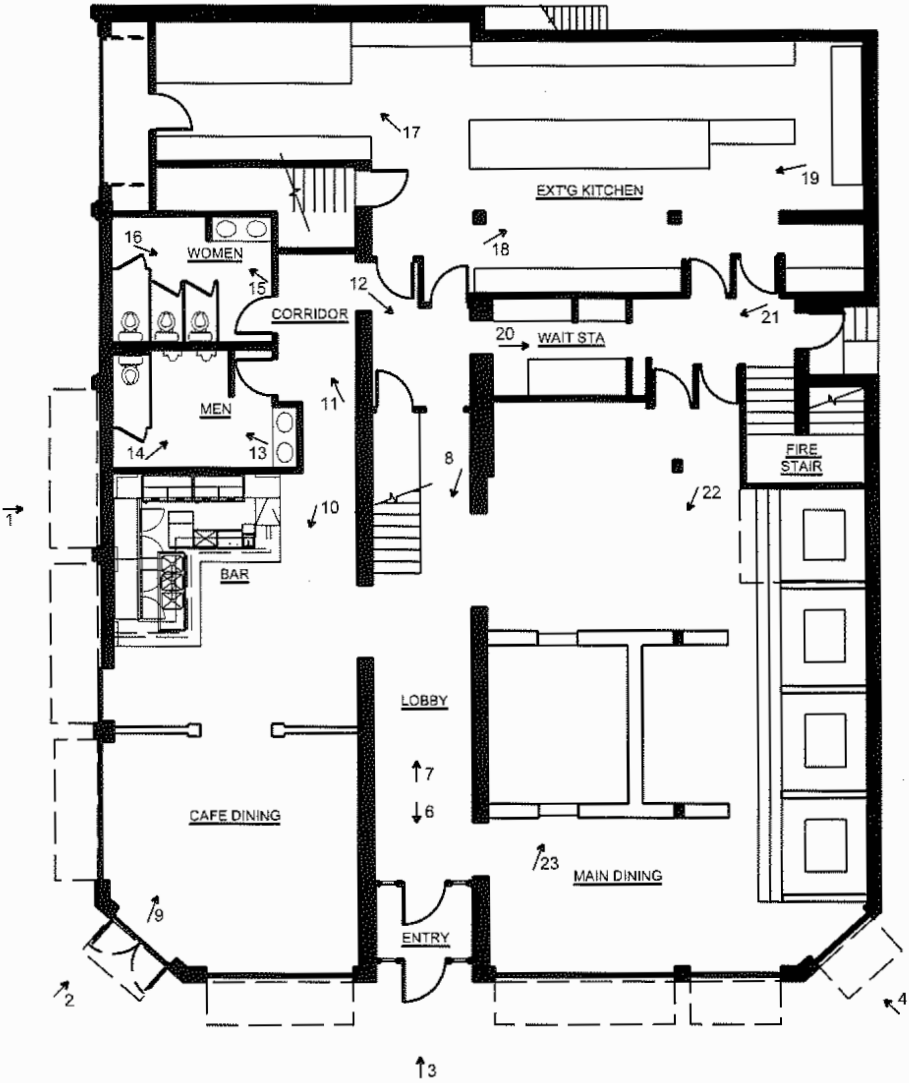
pwillett@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

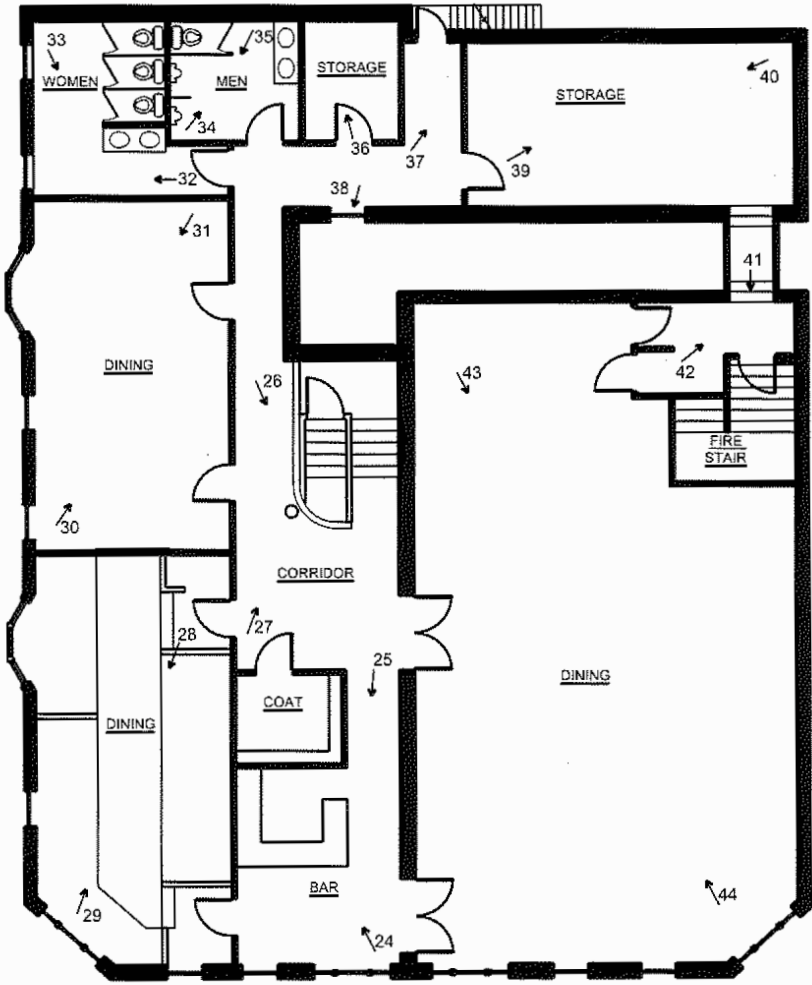
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

Site Plan



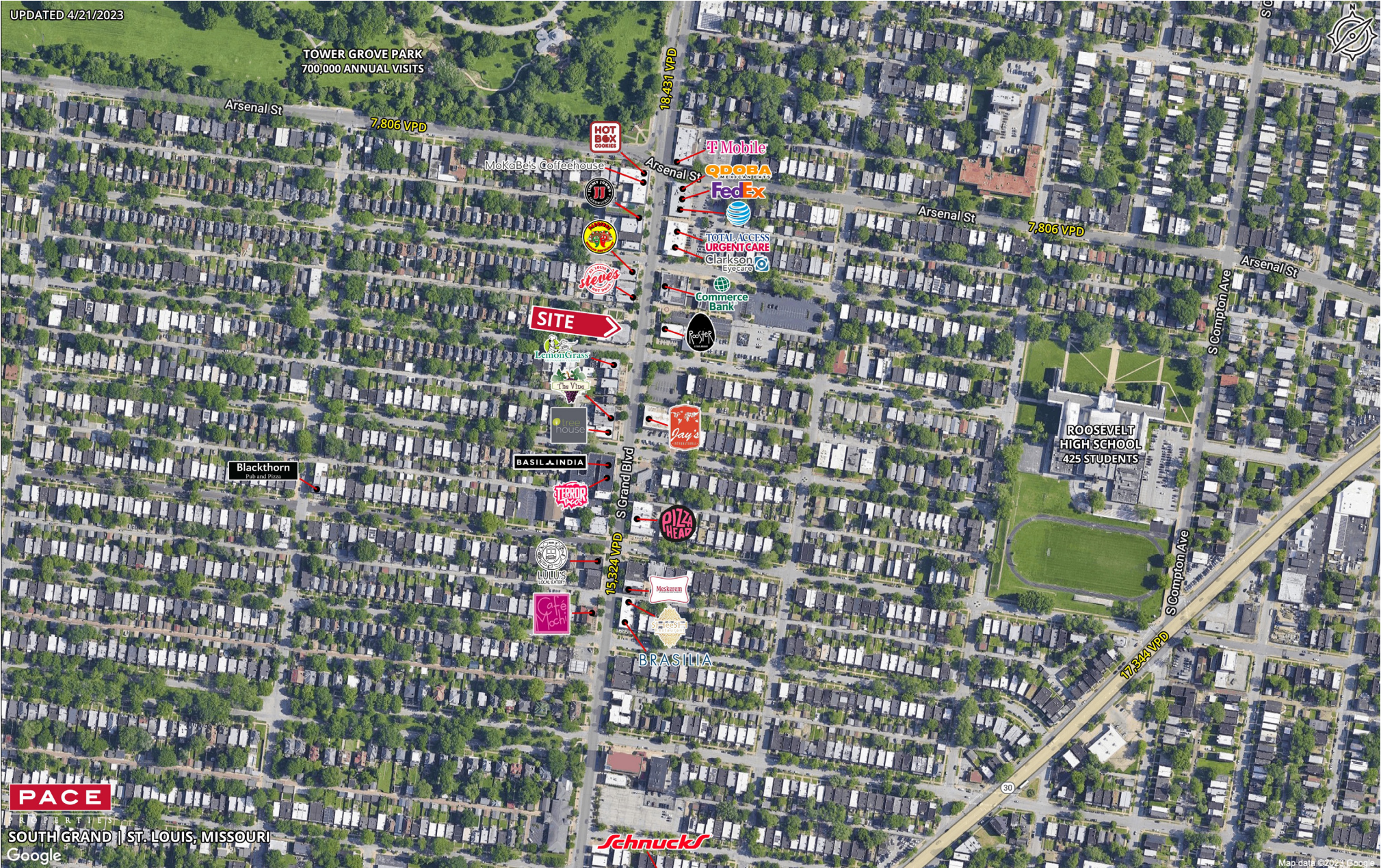
1 FIRST FLOOR PLAN
1/16" = 1'-0"



2 SECOND FLOOR PLAN
1/16" = 1'-0"

Trade Area Aerial

UPDATED 4/21/2023



PACE
 SOUTH GRAND | ST. LOUIS, MISSOURI
 Google

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

