



### 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

3,758 | 52,230 | 204,901



#### Daytime Population

6,010 | 74,464 | 298,362



#### Median Household Income

\$229,764 | \$147,554 | \$122,518

## LAND FOR SALE

10431 & 10435 German Boulevard | Frontenac, Missouri 63131

0.50 Acre | Asking Price: \$675,000

### PROPERTY DETAILS

Located in the heart of Frontenac next to the Frontenac Racquet Club

Includes a newly remodeled 850 SF home with rental income  
*(Call for details on lease)*

Walking distance to Grassi's Restaurant and The Shack

Lindbergh Boulevard - 27,469 VPD

**Carl Day, CCIM**

314.785.7624

[cday@paceproperties.com](mailto:cday@paceproperties.com)

[PACEPROPERTIES.COM](http://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.



# Zoomed Aerial



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