



# CENTRAL Realty

BROKERAGE ▪ MANAGEMENT ▪ CONSULTING

## 2472 Chambers Road



St. Louis, MO 63136

retail property for sale and lease

*Presented By*

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**CENTRAL REALTY, LLC**

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## executive summary



### PROPERTY SUMMARY

|                |                                |
|----------------|--------------------------------|
| Sale Price:    | \$290,000                      |
| \$/SF:         | \$179.46                       |
| Available SF:  | 1,616 SF                       |
| Lease Rate:    | \$16.00 SF/yr (Gross)          |
| Lot Size:      | 0.42 Acres                     |
| Building Size: | 1,616 SF                       |
| Cross Streets: | Chambers Road and Castle Drive |

### PROPERTY OVERVIEW

We are pleased to bring to market a freestanding building with drive-thru opportunity. It is approximately 1,600 square feet sitting on the southwest corner of Chambers Road and Gardner Drive with its own pylon signage. With the building currently positioned as an office (title company being the last tenant) an owner-user with the an office business use would be an excellent fit. Also, this would be an excellent opportunity for a restaurant owner with a drive-thru need.

### LOCATION OVERVIEW

This center is located in Moline Acres, MO in a dense residential area off the Lewis and Clark Boulevard corridor. It is positioned two blocks to the east of Lewis and Clark Blvd. (MO-367) on the southwest corner of Chambers Rd. and Gardner Dr. This property sees a high traffic count of approximately 16,368 VPD(MODOT 2022).

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additional photos



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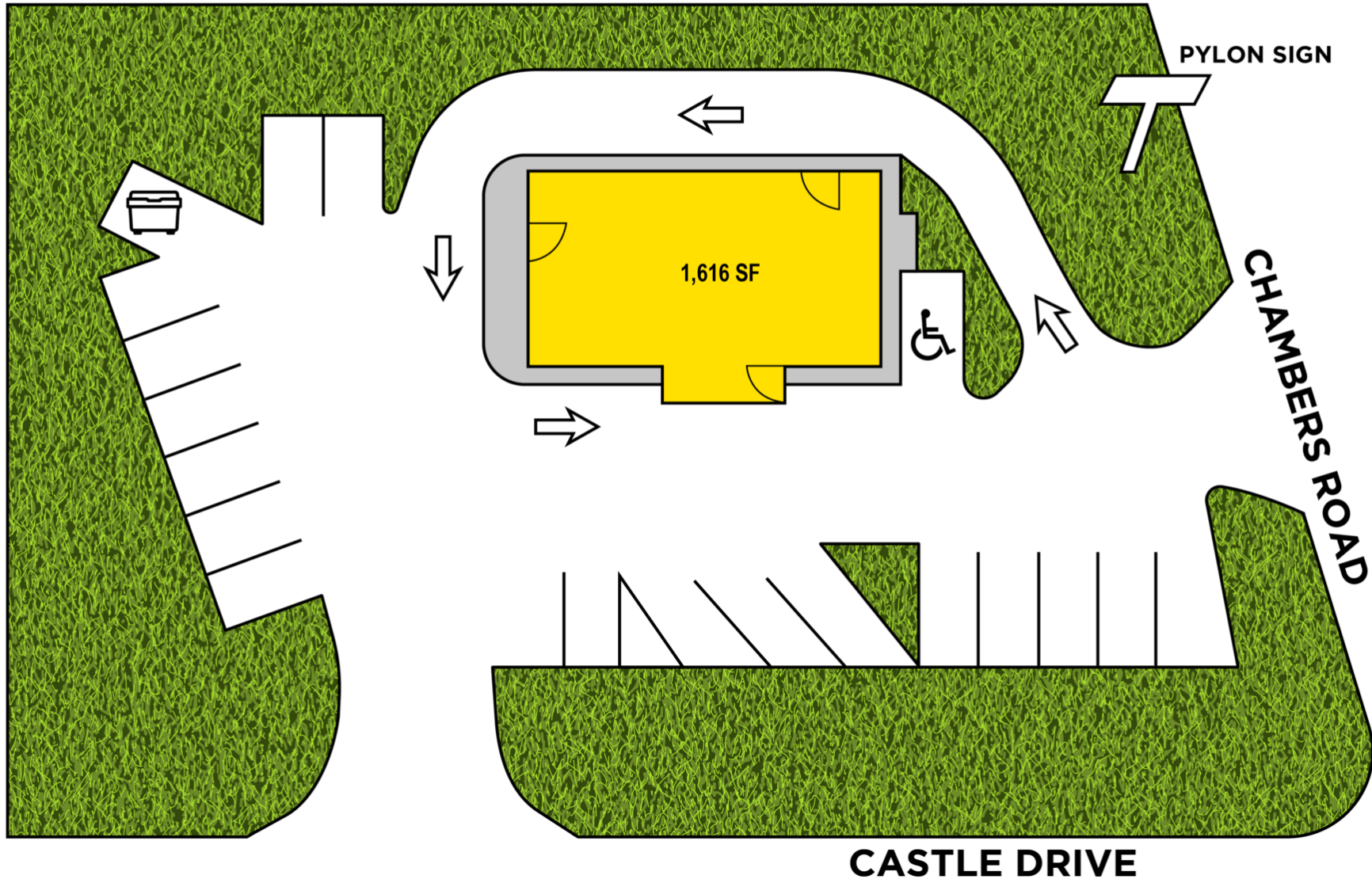
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## site plan



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## location map



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## demographics map & report

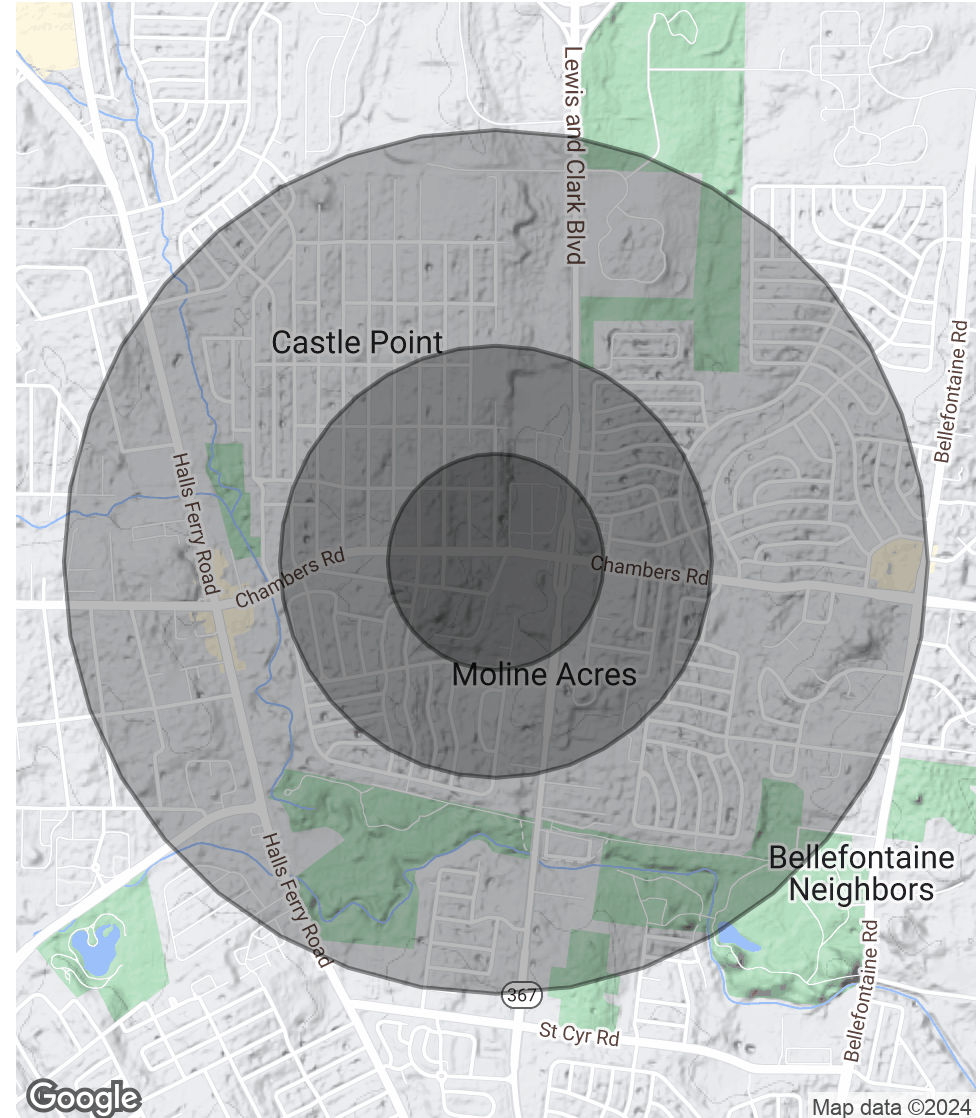
### POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 625        | 2,760     | 9,932  |
| Average Age          | 38.2       | 40.6      | 42.3   |
| Average Age (Male)   | 36.5       | 36.7      | 37.7   |
| Average Age (Female) | 36.1       | 41.7      | 42.8   |

### HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE   |
|---------------------|------------|-----------|----------|
| Total Households    | 350        | 1,457     | 5,085    |
| # of Persons per HH | 1.8        | 1.9       | 2.0      |
| Average HH Income   | \$38,523   | \$42,196  | \$40,984 |
| Average House Value | \$102,910  | \$84,269  | \$65,585 |

2020 American Community Survey (ACS)



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