



**ICONIC
RESTAURANT
OPPORTUNITY**

EDDIE CHERRY, CCIM

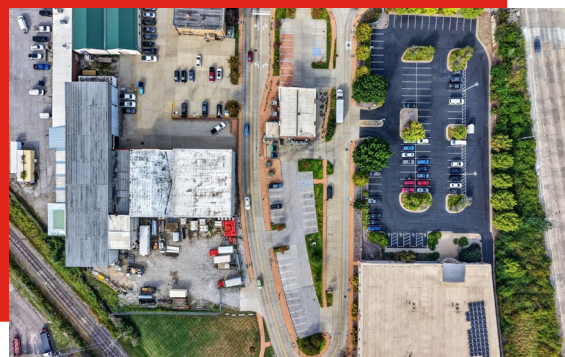
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BEN CHERRY, CCIM

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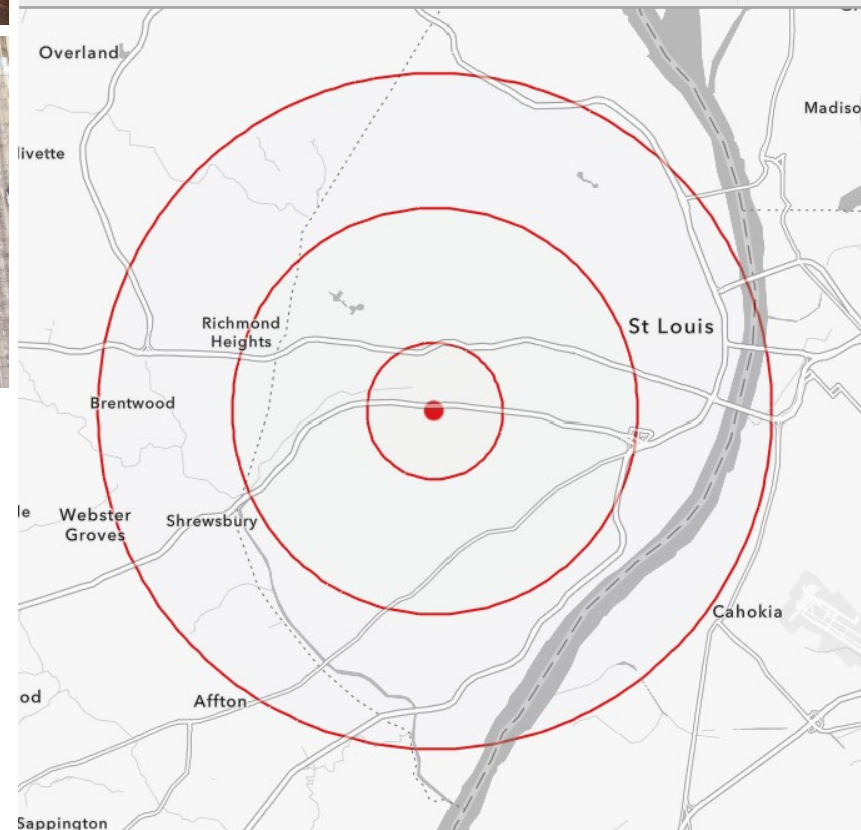
**4652 SHAW AVENUE
ST. LOUIS, MO 63110
5,687 S.F. | \$1,595,000 (\$280.46/S.F.)**

PROPERTY INFORMATION



- A ST. LOUIS LANDMARK WITH A 60-YEAR LEGACY, SOLD TURNKEY
- NAME, RECIPES, MENUS AND ALL EQUIPMENT ARE INCLUDED IN THE SALE
- SIGNALIZED CORNER AT THE HILL'S ENTRANCE, 38,000 CARS A DAY
- A RARE 40-SPACE PARKING LOT ON A 0.52-ACRE SITE
- MAJOR UPGRADES SINCE 2022: ROOF WITH 20-YEAR WARRANTY, HVAC, HOOD AND TUCKPOINTING
- FLEXIBLE K ZONING, PLUS A SECOND FLOOR FOR EVENTS, A BAR OR APARTMENTS

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		13,707	168,064	356,706
HOUSEHOLDS		7,809	89,561	179,246
AVERAGE HH INCOME		\$118,812	\$102,619	\$105,451



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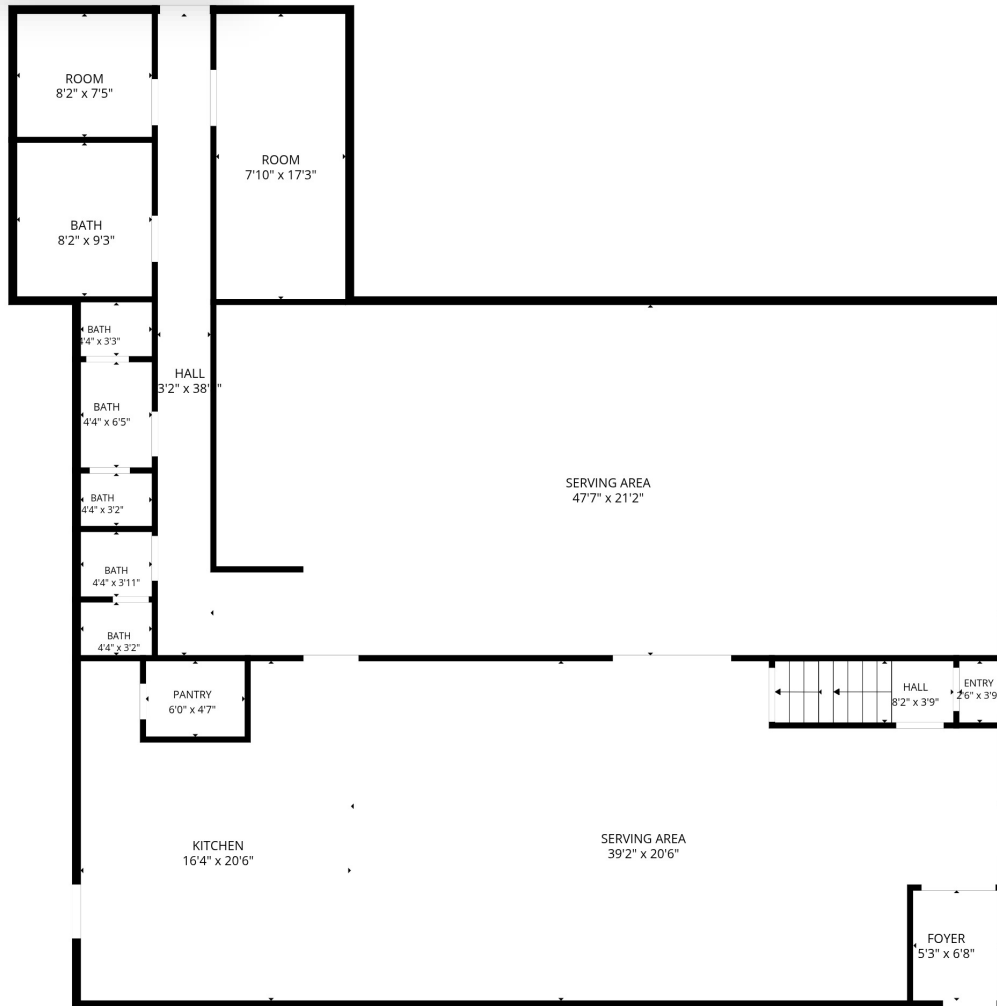
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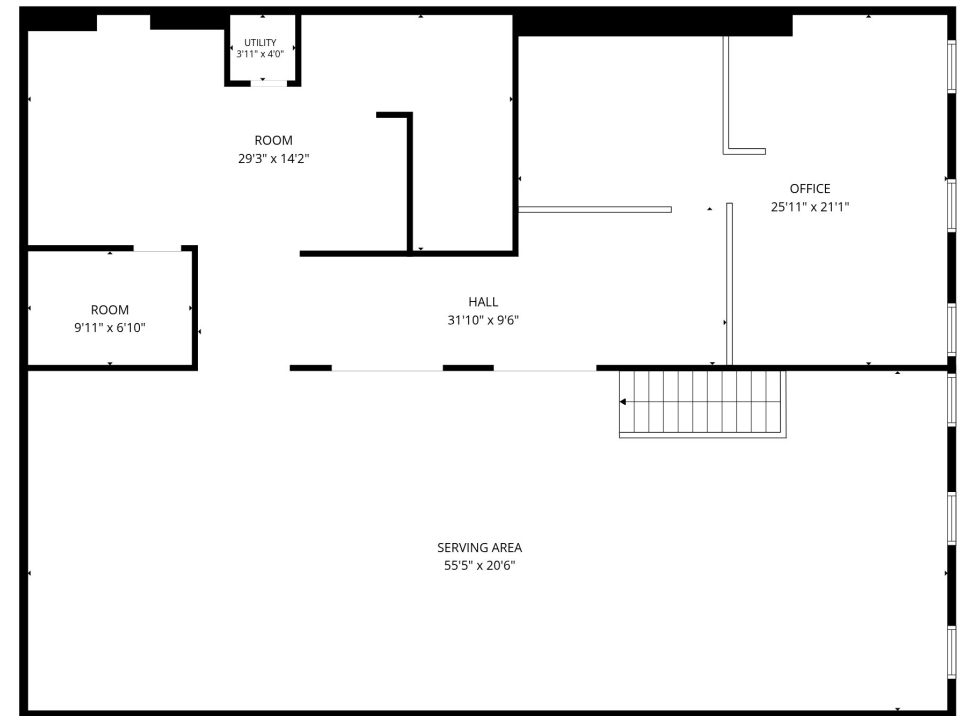
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FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

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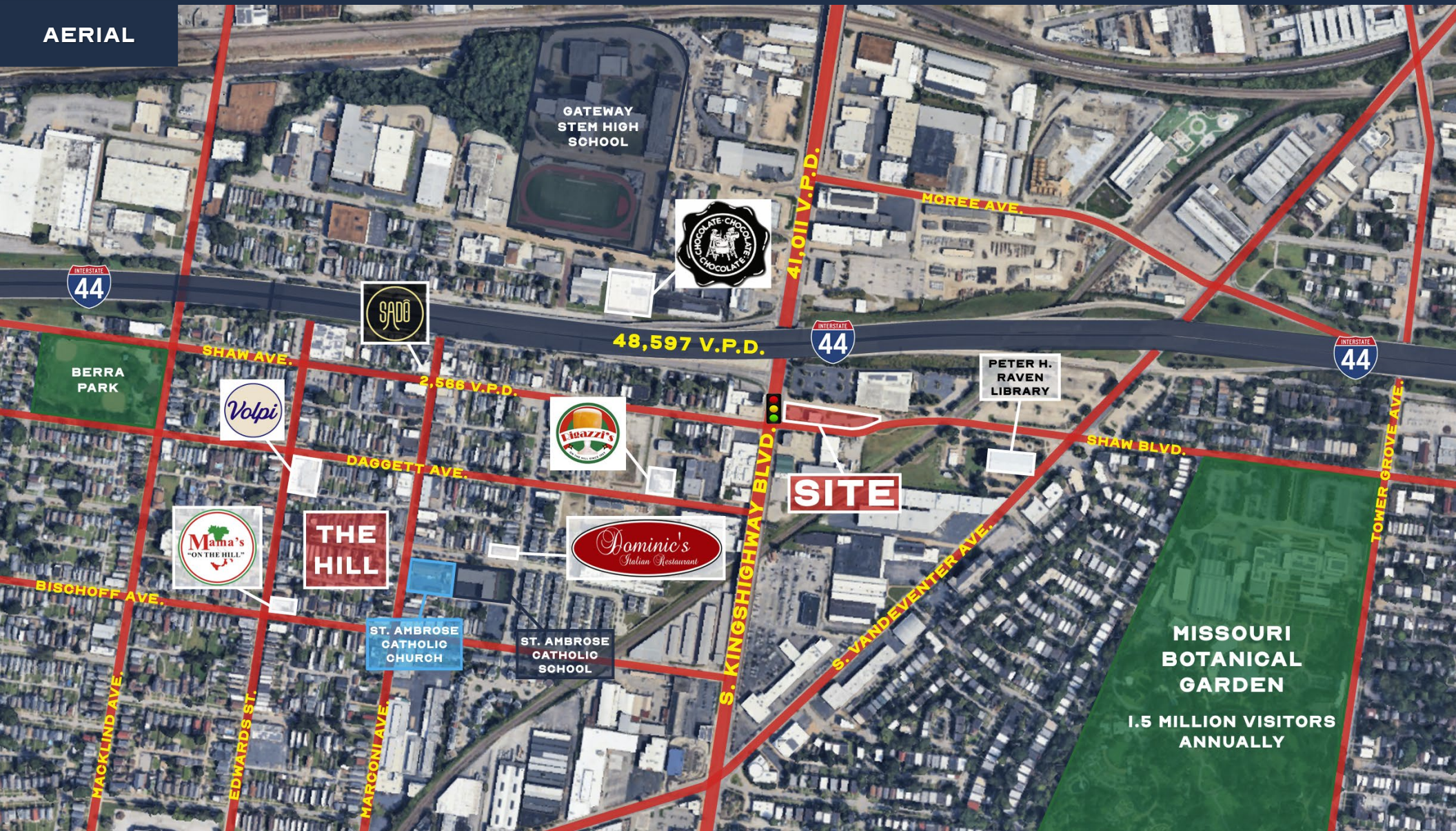
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AERIAL



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