

# FIRE CHICKEN RESTAURANT FOR SALE



**JACK JUNKER**

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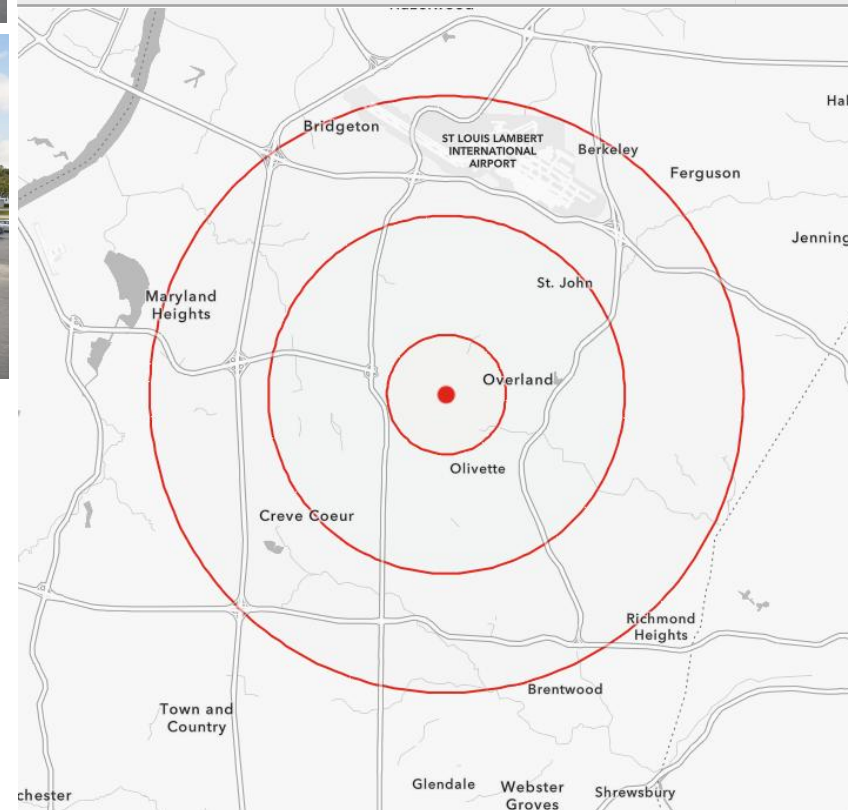
**10200 PAGE AVENUE  
ST. LOUIS, MO 63132  
880 S.F. | \$250,000**

### PROPERTY INFORMATION



- **ESTABLISHED FIRE CHICKEN BRAND ON PAGE AVE**
- **BUSINESS SOLD SEPARATELY FOR \$100,000: ALL FFE, FIRE CHICKEN BRAND, 1 MONTH OWNER TRAINING ON RECIPES**
- **12' HOOD; NEW ROOF INSTALLED 2024-2025**
- **REDEVELOPMENT OPPORTUNITY, OWNER USER OR INVESTOR WHO COULD PLACE A NEW OPERATOR UNDER A LEASE**
- **880 SF BUILDING ON 14,810 SF LOT WITH 14 PARKING SPACES**
- **NEW SCOOTER'S COFFEE NEXT DOOR; PAGE AVE TRAFFIC OF 18,685 VPD**

| DEMOGRAPHICS      |  | 1 MILE   | 3 MILES   | 5 MILES   |
|-------------------|--|----------|-----------|-----------|
| POPULATION        |  | 9,806    | 91,471    | 214,337   |
| HOUSEHOLDS        |  | 4,010    | 39,256    | 92,872    |
| AVERAGE HH INCOME |  | \$77,695 | \$112,575 | \$136,149 |



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AERIAL



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