

OLIVE RETAIL BUILDING



JACK JUNKER

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**6527 OLIVE BOULEVARD
ST. LOUIS, MO 63130
1,674 S.F. | \$170,000 (\$101/S.F.)**

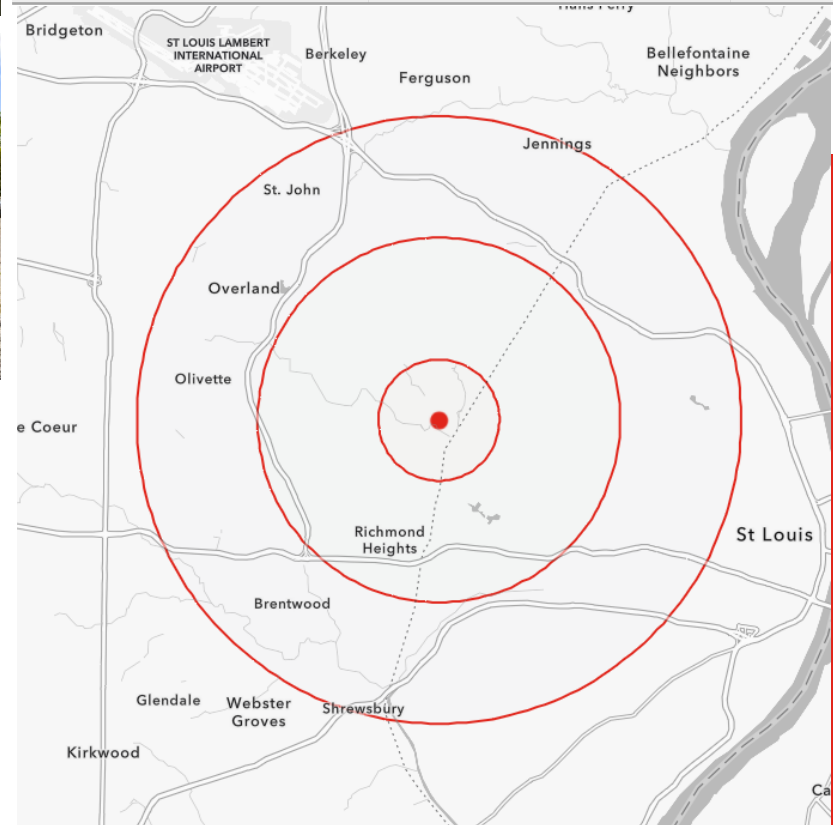
PROPERTY INFORMATION



- 100% LEASED TO DAYCARE - \$1,600/MO (\$19,200/YR), IN PLACE SINCE 2021
- FREESTANDING 1,674 SF SINGLE-STORY BUILDING ON 10,049 SF LOT
- 12-SPACE OFF-STREET PARKING LOT VIA SHARED EASEMENT
- TENANT PAYS UTILITIES, INSURANCE AND MAINTENANCE
- ADJACENT 6523 OLIVE ALSO FOR SALE - ASSEMBLAGE POTENTIAL

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		19,273	125,562	306,780
HOUSEHOLDS		8,298	59,682	145,337
AVERAGE HH INCOME		\$115,420	\$128,438	\$112,689



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