

AVAILABLE - 0.83 ACRES FOR GROUND LEASE

8 6 3 1 Delmar Boulevard - St. Louis, MO 6 3 1 2 4



PROPERTY HIGHLIGHTS

- 0.83 acres available for ground lease
- Close proximity to Schnucks, Clayton Business District and Walgreens
- High traffic counts along I-170 (123,053 vpd) and Delmar Blvd. (16,321 vpd)
- Dense residential area with single family homes, apartments and high rise apartments

PROPERTY DETAILS

- Located at busy intersection with traffic signal
- Available for Ground Lease
- Visible from I-170

| Demographics | 1 mile | 3 mile | 5 mile |
|---------------|-----------|-----------|-----------|
| Population | 10,910 | 97,292 | 259,193 |
| Avg HH Income | \$189,682 | \$139,909 | \$110,615 |

Mark Pearl 314.994.4050 mpearl@descogroup.com

25 N Brentwood Blvd
St. Louis, MO 63105
314.994.4444
descogroup.com

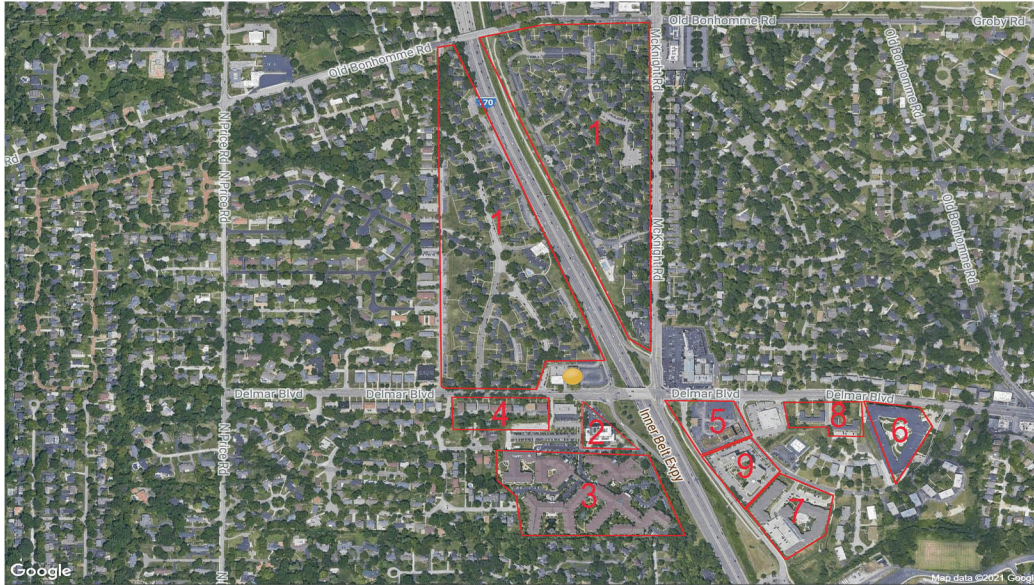
The
DESCO
Group

8 6 3 1 D e l m a r B o u l e v a r d . - S t . L o u i s , M O 6 3 1 2 4



AVAILABLE - 0.83 ACRES FOR GROUND LEASE

8 6 3 1 Delmar Boulevard - St. Louis, MO 6 3 1 2 4



©2021 Shell USA. All Rights Reserved. 400-401-1112 www.shellusa.com

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Logos are for identification purposes only and may be trademarks of their respective companies.

NEARBY APARTMENTS

| | | |
|---|--------------------------------|------------|
| 1 | The District Apartments | 428 units |
| 2 | Brentmoor Retirement | 90 units |
| 3 | McKnight Place | 500 units |
| 4 | Delmar Gardens | 250 units* |
| 5 | Element Hotel | 133 units |
| 5 | Element Apartments | 160 units |
| 6 | Mansions on the Plaza | 208 units |
| 7 | Vanguard | 202 units |
| 8 | The Square on Delmar | 86 units |
| 9 | Crown Center for Senior Living | 245 units |

*planned units

Mark Pearl 314.994.4050 mpearl@descogroup.com

25 N Brentwood Blvd
St. Louis, MO 63105
314.994.4444
descogroup.com

The
DESCO
Group