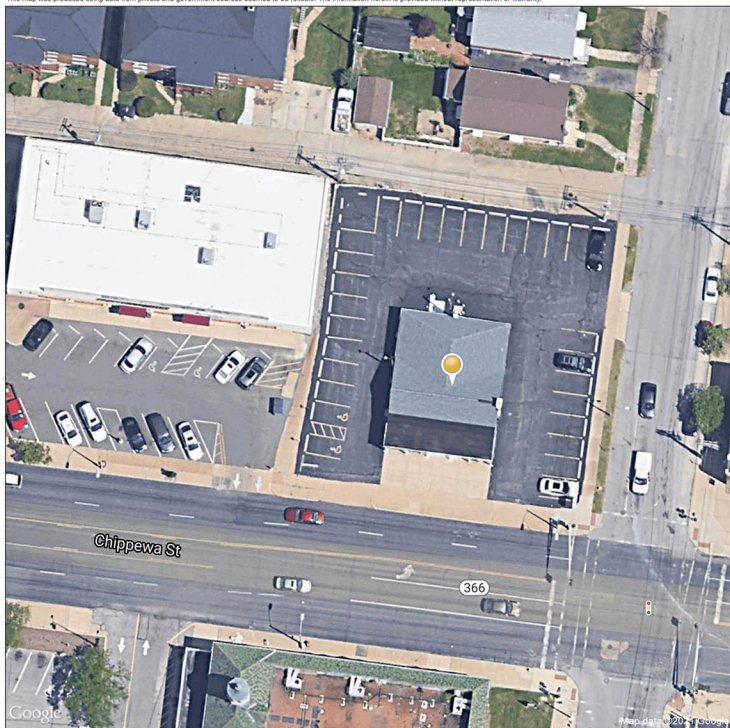


AVAILABLE - FREE STANDING MEDICAL/RETAIL BUILDING

5805 Chippewa St. - St. Louis, MO 63109

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PROPERTY HIGHLIGHTS

- 2,250 sf former medical building on 14,400 sf lot (see page 2 for aerial)
- Close proximity to Schnucks, Club Fitness, Ross Dress for Less, Five Below, Walgreens and Target
- High traffic counts along Chippewa St. (15,187 vpd)

PROPERTY DETAILS

- Located at busy intersection with traffic signal
- Available for Lease or Ground Lease

Demographics

	1 mile	3 mile	5 mile
Population	23,875	157,357	363,871
Avg HH Income	\$86,341	\$74,303	\$83,712



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