

for
sale

4500

virginia ave
st. louis, mo 631113
unitscorner
mixed-use
building2 apartments
&
1 commercial**PROPERTY DESCRIPTION**

4500 Virginia Avenue offers an opportunity to invest in a South St. Louis neighborhood seeing meaningful public and private reinvestment. **More than \$5 million has recently been directed toward improvements in and around Dutchtown and Marquette Park**, including housing redevelopment, public-space improvements, and neighborhood services. Nearby, the Marquette Homes project is nearing completion, bringing more than 50 renovated housing units to previously vacant properties, including the restoration of the long-vacant Grandview Arcade along South Grand. Additional projects include a new \$2.9 million Family Care health center on South Grand, improvements to Marquette Park, and continued investment along the Virginia, Meramec, and South Grand corridors. With 4500 Virginia positioned near these investments and established South City thoroughfares, the property provides a buyer the opportunity to acquire an asset in an area benefiting from active redevelopment while maintaining convenient access to Downtown St. Louis and I-55.

PROPERTY HIGHLIGHTS

- 2 Story Mixed Use Corner Lot
- 2 Units, 1 Retail Space
- Multiple New Developments in the Submarket
- Modernized Systems, PVC Plumbing
- Zoned (F) Neighborhood Commercial
- Easy Access to I-55 and other main corridors

OFFERING SUMMARY

Sale Price:	\$199,000
Number of Units:	3
Lot Size:	3,015 SF
Building Size:	3,186 SF



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

MATTHEW MILLSLAGLE

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ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



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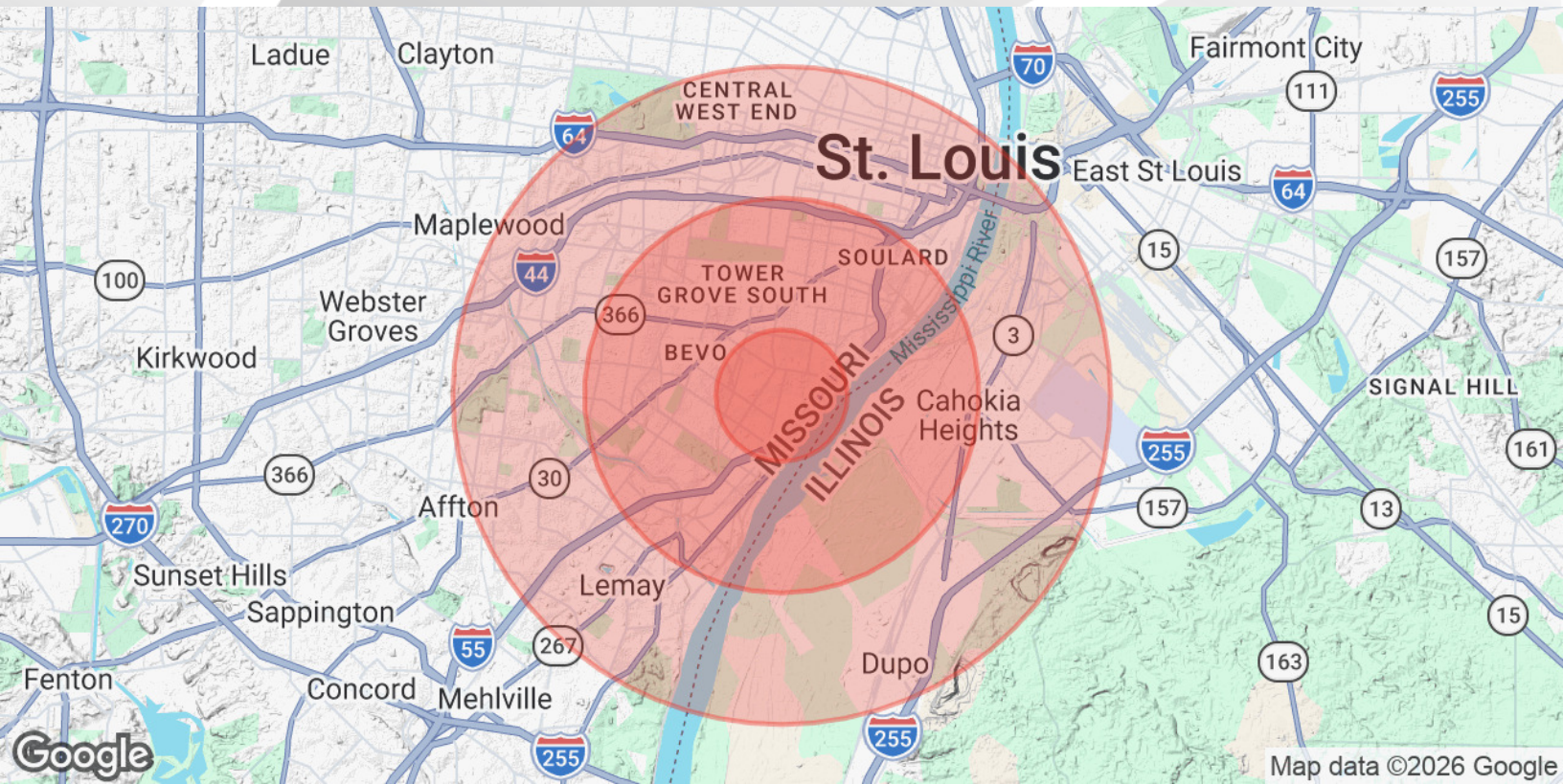
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**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	24,089	132,478	276,240
Average Age	36.3	36.8	37.6
Average Age (Male)	35.6	36.5	37.2
Average Age (Female)	37.4	37.5	38.1

HOUSEHOLDS & INCOME**1 MILE****3 MILES****5 MILES**

Total Households	11,347	63,147	133,944
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$55,903	\$81,060	\$84,021
Average House Value	\$135,331	\$207,203	\$214,674

2023 American Community Survey (ACS)



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**MATTHEW MILLSLAGLE****Associate**

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Direct: 314.208.2395 | Cell: 314.208.2395

PROFESSIONAL BACKGROUND

Matthew has always had a passion for commercial real estate. He started at Salient first as intern and then after graduating from the University of Arkansas and receiving his degree in Finance - Real Estate with a marketing minor, he accepted a full time position at the firm. From his time living in the area as well as his studies, he has vast knowledge of where and what clients are looking for. Matthew is looking forward to helping others see how great St. Louis can be.

EDUCATION

University of Arkansas - Sam Walton College of Business

Salient Realty Group

4400 Chouteau Ave,
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314.451.7471



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