

MIXED USE PROPERTY FOR LEASE

3190-3198 S. Grand

3190 S. GRAND, SAINT LOUIS, MO 63118



Jeff Eisenberg & Associates • 8011 Clayton Rd • St. Louis, MO 63117 • 314.721.5611 • www.jeisenberg.com

Presented By:

Jeffery Eisenberg

314.721.5611 x102

jeff@jeisenberg.com

www.jeisenberg.com



Jeff Eisenberg
& associates



MIXED USE PROPERTY FOR LEASE
3190 S. GRAND, SAINT LOUIS, MO 63118

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	
Lease Rate:	N/A
Lot Size:	0.33 Acres
Year Built:	1906
Building Size:	18,000
Zoning:	H
Municipality:	Saint Louis City
Submarket:	Saint Louis City
Traffic Count:	27,715

PROPERTY OVERVIEW

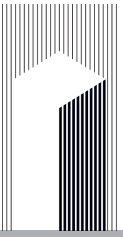
Mixed-use property located directly on South Grand Boulevard offering exceptional visibility and access. Situated just south of Tower Grove Park in a densely populated area, this neighborhood is known for its diversity and rich history. This building features first floor retail/office space and five apartments on the second floor. Basement storage is available. One street retail space currently available.

LOCATION OVERVIEW

This property is located in St. Louis City, Missouri near Tower Grove South. This is one of the City's fastest growing and most diverse neighborhoods. South Grand is known locally and regionally as an International District. The neighborhood offers a wide array of activity from unique stores and eclectic shops to a huge array of ethnic restaurants.

Jeffery Eisenberg

314.721.5611 x102
jeff@jeisenberg.com



MIXED USE PROPERTY FOR LEASE
3190 S. GRAND, SAINT LOUIS, MO 63118

PROPERTY DETAILS

LEASE RATE

N/A

LOCATION INFORMATION

Building Name	3190-3198 S. Grand
Street Address	3190 S. Grand
City, State, Zip	Saint Louis, MO 63118
County/Township	Saint Louis City
Municipality	Saint Louis City
Submarket	Saint Louis City
Cross Streets	S. Grand & Wyoming
Side Of Street	East
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-44, I-55, I-64
Nearest Airport	Lambert St. Louis International Airport

BUILDING INFORMATION

Building Size	18,000 SF
Occupancy %	93%
Tenancy	Multiple
Number Of Floors	2
Year Built	1906
Free Standing	No
Signage	Building

PROPERTY DETAILS

Property Type	Mixed Use
Property Subtype	Street Retail
Zoning	H
Lot Size	0.33 Acres
APN#	1485-00-0280-7
Corner Property	yes
Traffic Count	27,715
Traffic Count Street	S. Grand

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Other

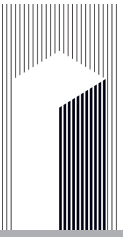
OPERATING EXPENSES

CAM	\$0.00
Taxes	\$0.00
Insurance	\$0.00
Total	\$0.00

Jeffery Eisenberg

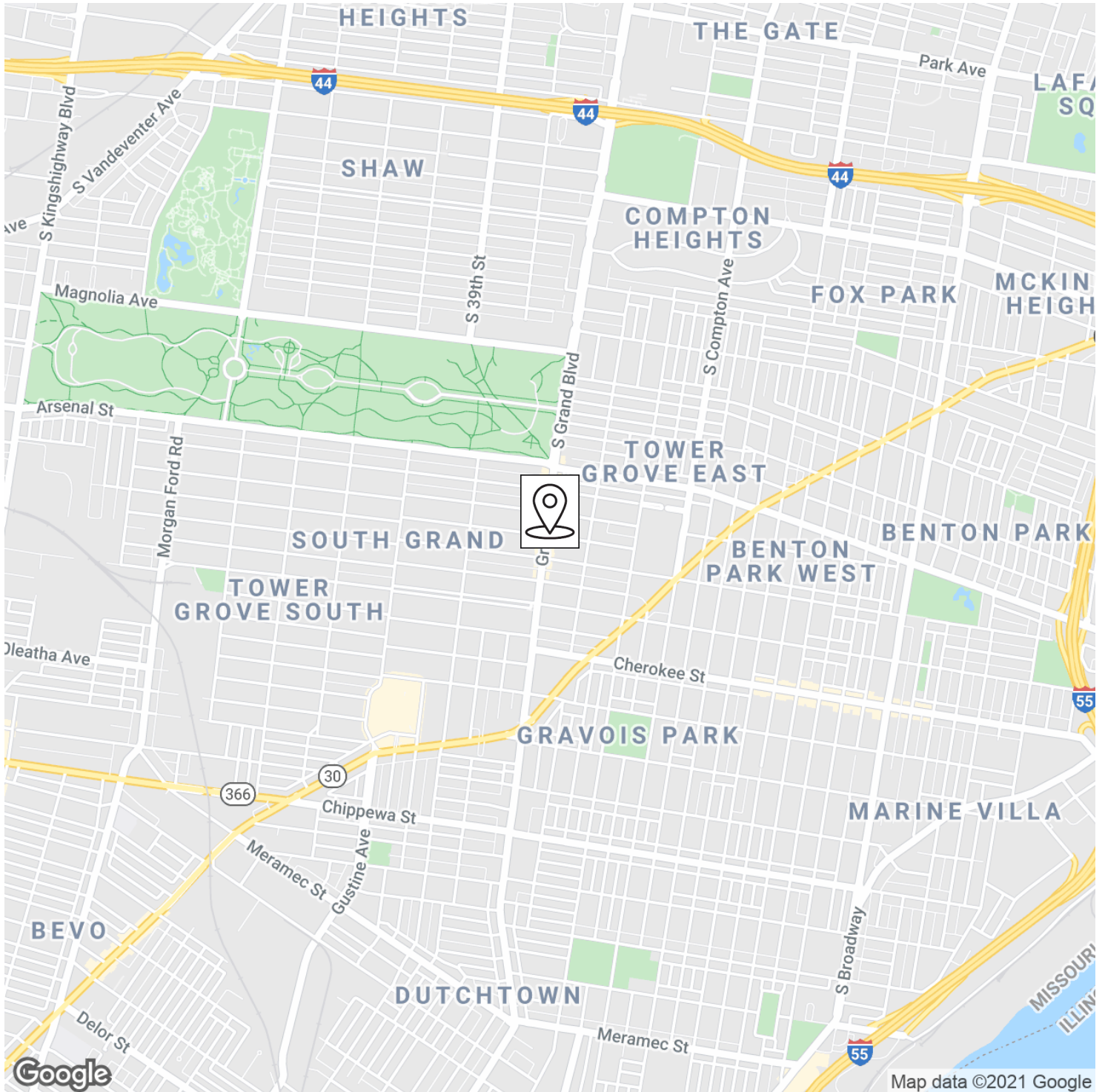
314.721.5611 x102

jeff@jeisenberg.com



MIXED USE PROPERTY FOR LEASE
3190 S. GRAND, SAINT LOUIS, MO 63118

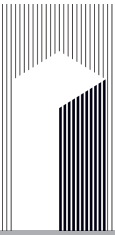
REGIONAL MAP GRAND



Jeffery Eisenberg

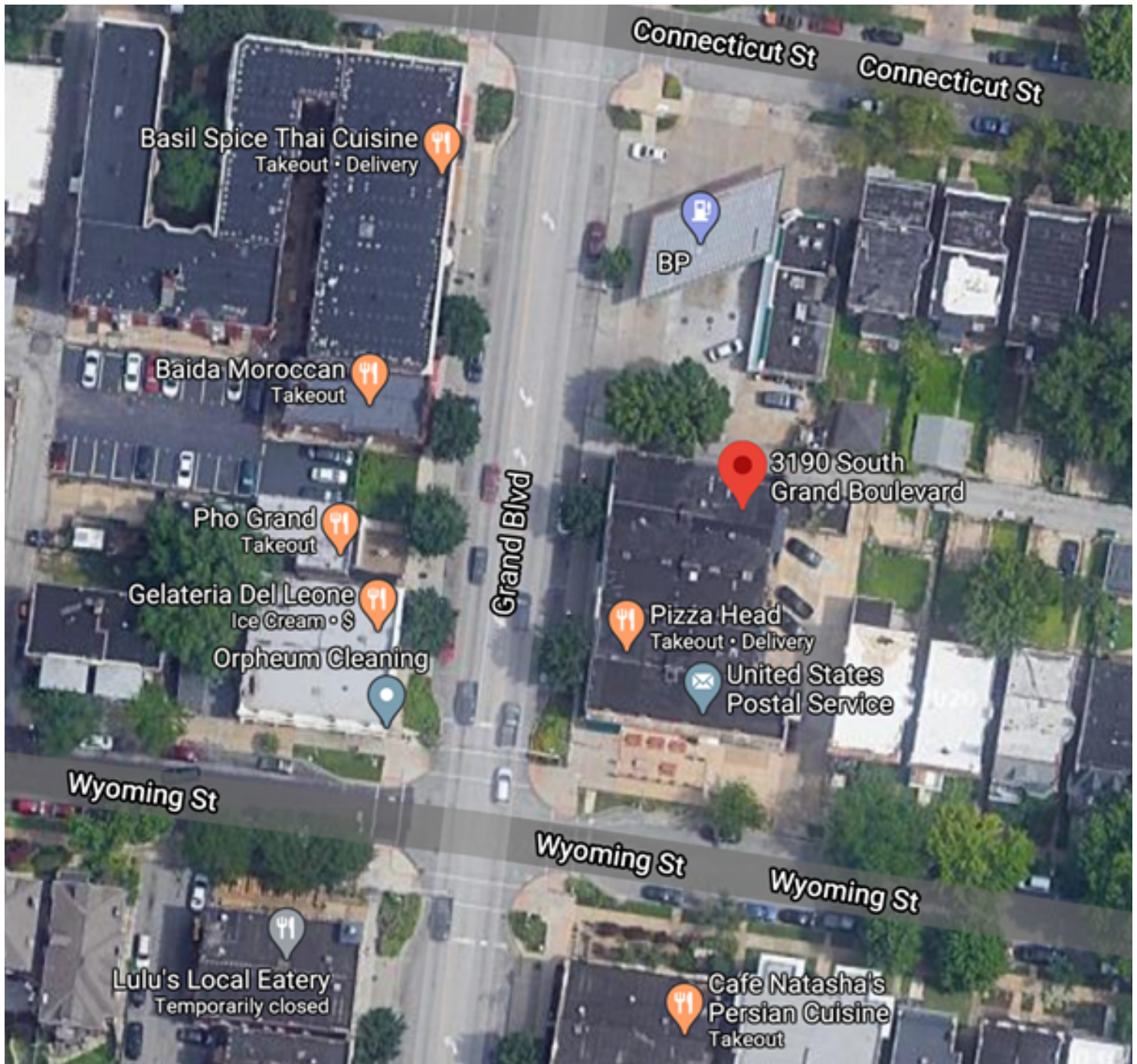
314.721.5611 x102

jeff@jeisenberg.com



MIXED USE PROPERTY FOR LEASE
3190 S. GRAND, SAINT LOUIS, MO 63118

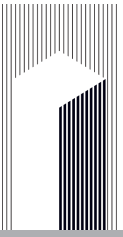
AERIAL MAPS GRAND



Jeffery Eisenberg

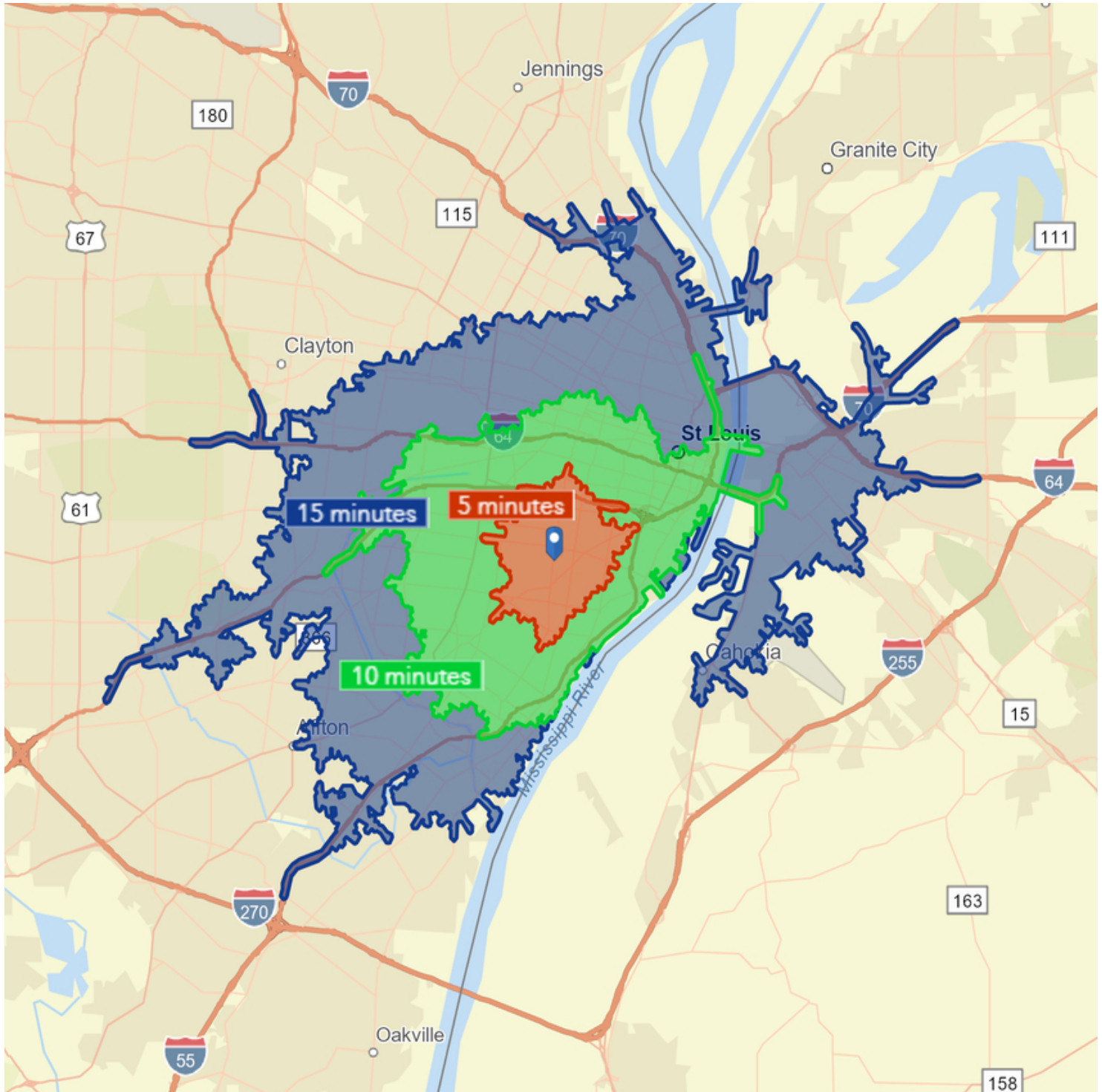
314.721.5611 x102

jeff@jeisenberg.com



MIXED USE PROPERTY FOR LEASE
3190 S. GRAND, SAINT LOUIS, MO 63118

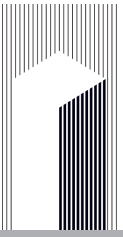
GRAND DRIVE TIME MAP - 5, 10, 15 MINUTES



Jeffery Eisenberg

314.721.5611 x102

jeff@jeisenberg.com



MIXED USE PROPERTY FOR LEASE
3190 S. GRAND, SAINT LOUIS, MO 63118

DEMOGRAPHIC OVERVIEW - 3 MILES

KEY FACTS

153,936

Population



Average
Household Size

35.2

Median Age

\$46,269

Median Household
Income

EDUCATION

12%

No High School
Diploma



21%

High School
Graduate



27%

Some College



39%

Bachelor's/Grad/Pr
of Degree

BUSINESS



6,130

Total Businesses



136,192

Total Employees

EMPLOYMENT



67%

White Collar



15%

Blue Collar



18%

Services

5.8%

Unemployment
Rate

INCOME



\$46,269

Median Household
Income



\$30,301

Per Capita Income



\$21,866

Median Net Worth

Households By Income

The largest group: <\$15,000 (17.5%)

The smallest group: \$200,000+ (3.5%)

Indicator	Value	Difference	
<\$15,000	17.5%	-1.3%	
\$15,000 - \$24,999	11.2%	-0.8%	
\$25,000 - \$34,999	10.2%	-0.2%	
\$35,000 - \$49,999	13.8%	+0.4%	
\$50,000 - \$74,999	16.6%	+0.5%	
\$75,000 - \$99,999	10.9%	+0.7%	
\$100,000 - \$149,999	11.8%	+0.7%	
\$150,000 - \$199,999	4.5%	0	
\$200,000+	3.5%	-0.1%	

Bars show deviation from
St. Louis city

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2019, 2024.

© 2020 Esri

Jeffery Eisenberg

314.721.5611 x102

jeff@jeisenberg.com