



**311 SANTE AVENUE  
KIRKWOOD, MO**

**FOR SALE**



# 311 SANTE AVENUE

## FLOOR PLAN

**EMILY ACKLEY**

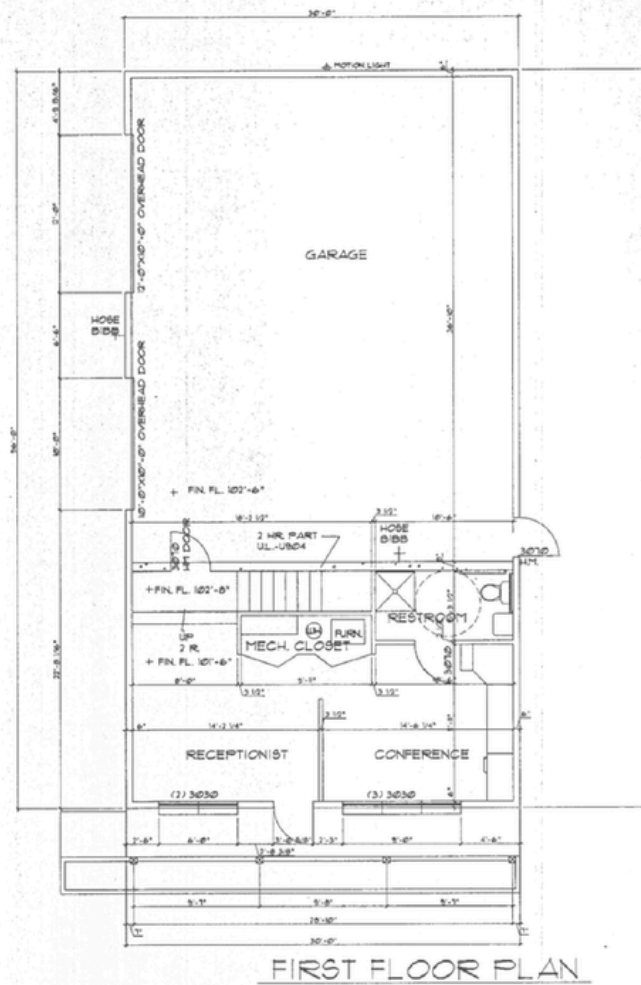
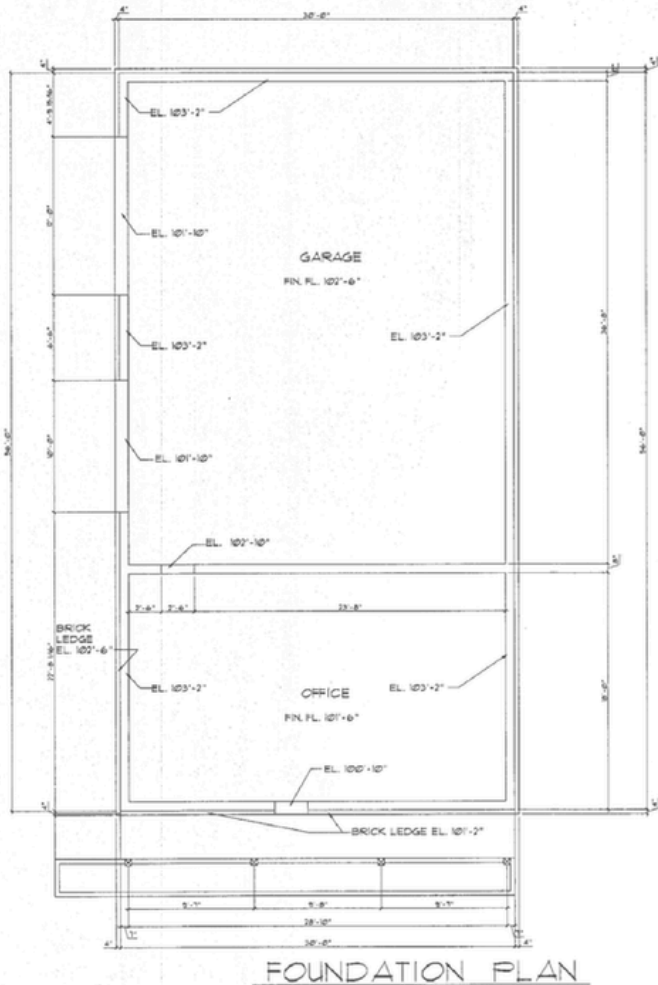
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**JOSH JENKINS**

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FOR SALE: \$725,000

2,220 SF BUILDING ON 0.33 ACRES

18' CEILING HEIGHT

VERSATILE FLEX SPACE

TWO DRIVE-IN ROLL UP DOORS

EASY INTERSTATE ACCESS - MINUTES FROM I-44 & I-270

CLOSE PROXIMITY TO DOWNTOWN KIRKWOOD, RESTAURANTS, APARTMENTS AND OTHER AMENITIES

PERFECT USE FOR CONTRACTORS NEEDING A SMALL YARD AND/OR OUTSIDE STORAGE



# 311 SANTE AVENUE

## AERIAL

**EMILY ACKLEY**

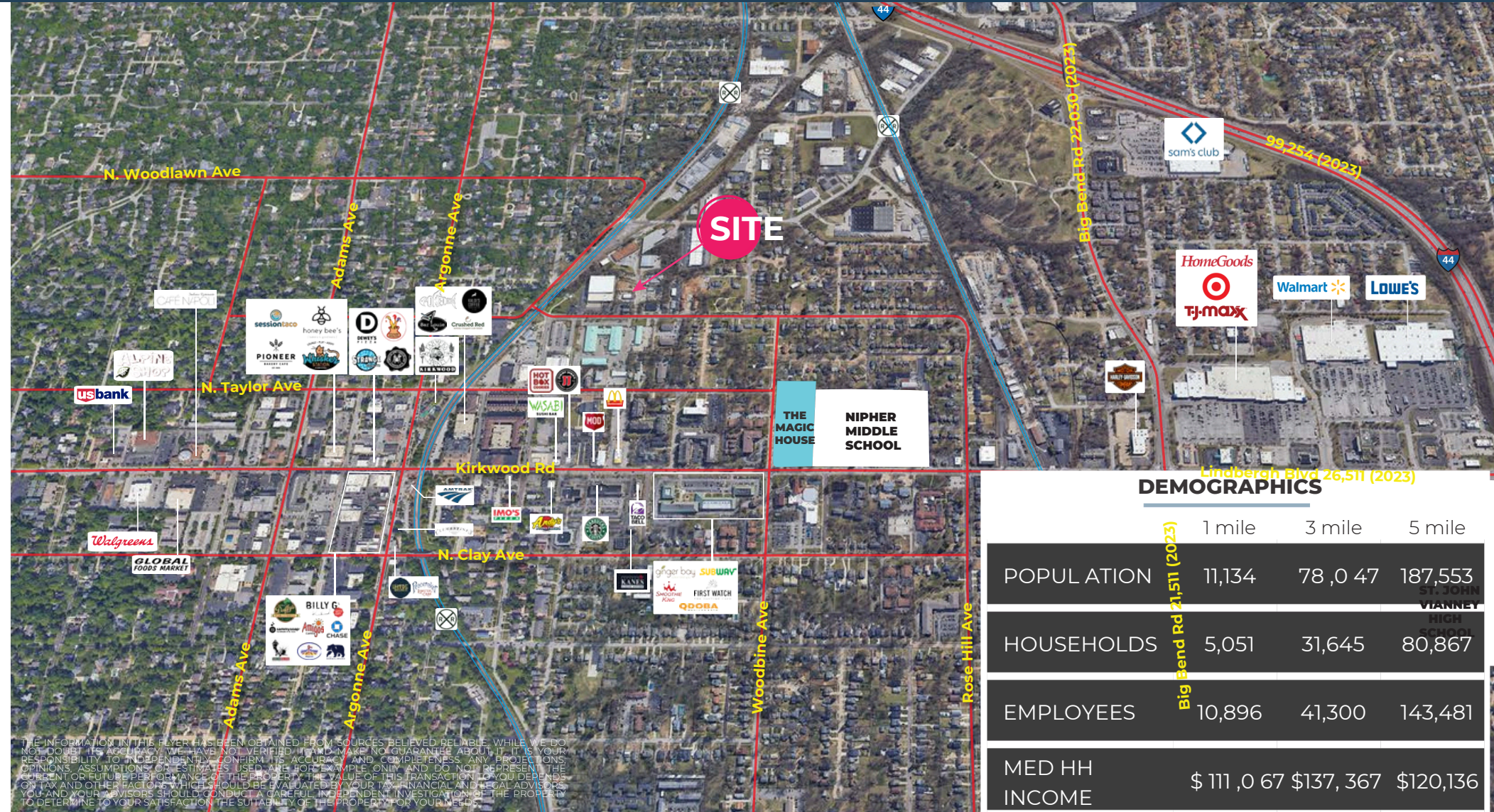
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### DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	11,134	78,047	187,553
HOUSEHOLDS	5,051	31,645	80,867
EMPLOYEES	10,896	41,300	143,481
MED HH INCOME	\$ 111,067	\$137,367	\$120,136

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