

FOR SALE

# .79 ± ACRE COMMERCIAL LOT

449-451 MAGNOLIA AVENUE :: KIRKWOOD, MO 63122

**NEW  
REDUCED  
PRICE!**

## CONCEPTUAL PLAN FOR 9,240 SF BUILDING



## PROPERTY FEATURES

- :: Approx. 34,539 SF corner commercial lot in Kirkwood
- :: Located at the northwest corner of Woodbine and Magnolia Ave.
- :: Zoned B-1 Neighborhood Business District
- :: Plan was recently approved by the City of Kirkwood for a 9,240 sf office/service center with 47 parking spaces (over 5/1,000 SF)
- :: Quick access to I-44 and I-270

Sale price: ~~\$275,000.00~~

**New Price: \$195,000.00**



## DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<b>POPULATION:</b>	9,704	61,580	166,342
<b>ESTIMATED HOUSEHOLDS:</b>	4,534	25,594	71,034
<b>AVG. HOUSEHOLD INCOME:</b>	\$54,404	\$74,014	\$68,341

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

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