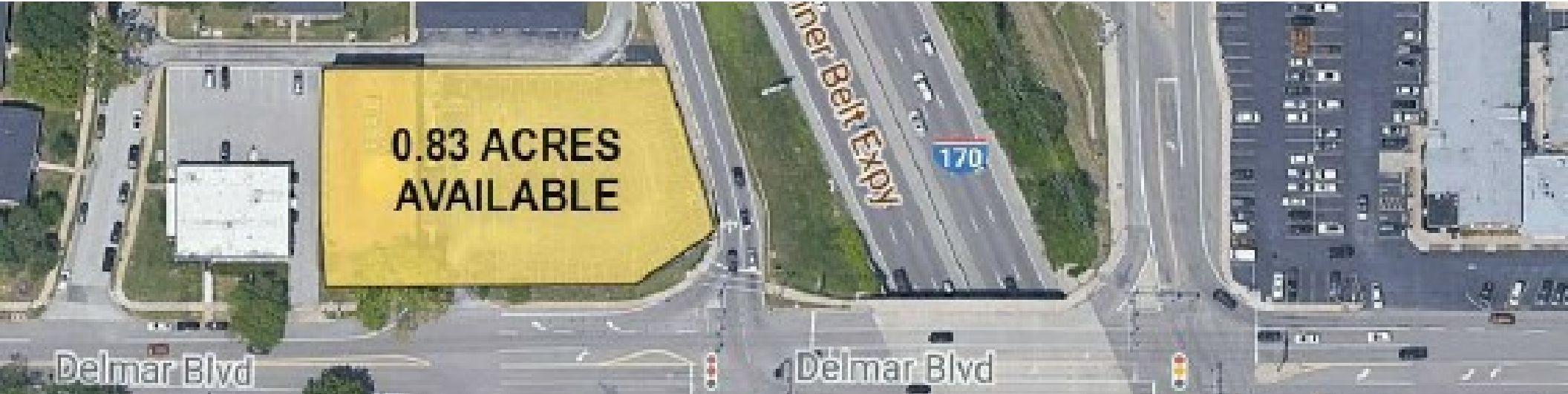


Delmar Blvd & I-170 Acreage

8631 DELMAR BLVD | ST. LOUIS, MO 63124



Property Description

Located in a dense residential area with single family homes, apartments and high rise apartments nearby and within close proximity to Schnucks, the Clayton Business District and Walgreens.

Property Highlights

- High traffic counts along I-170 (123,053 VPD) and Delmar Blvd. (16,321 VPD)
- Located at busy intersection with a traffic signal
- Visible from I-170

Offering Summary

Lot Size: 0.83 Acres

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|-----------|----------|
| Total Households | 6,074 | 42,797 | 125,972 |
| Total Population | 11,727 | 93,353 | 258,622 |
| Average HH Income | \$168,587 | \$128,703 | \$95,532 |

Mark Pearl

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Delmar Blvd & I-170 Acreage

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NEARBY RESIDENTIAL APARTMENT COMMUNITIES & COMPLEXES



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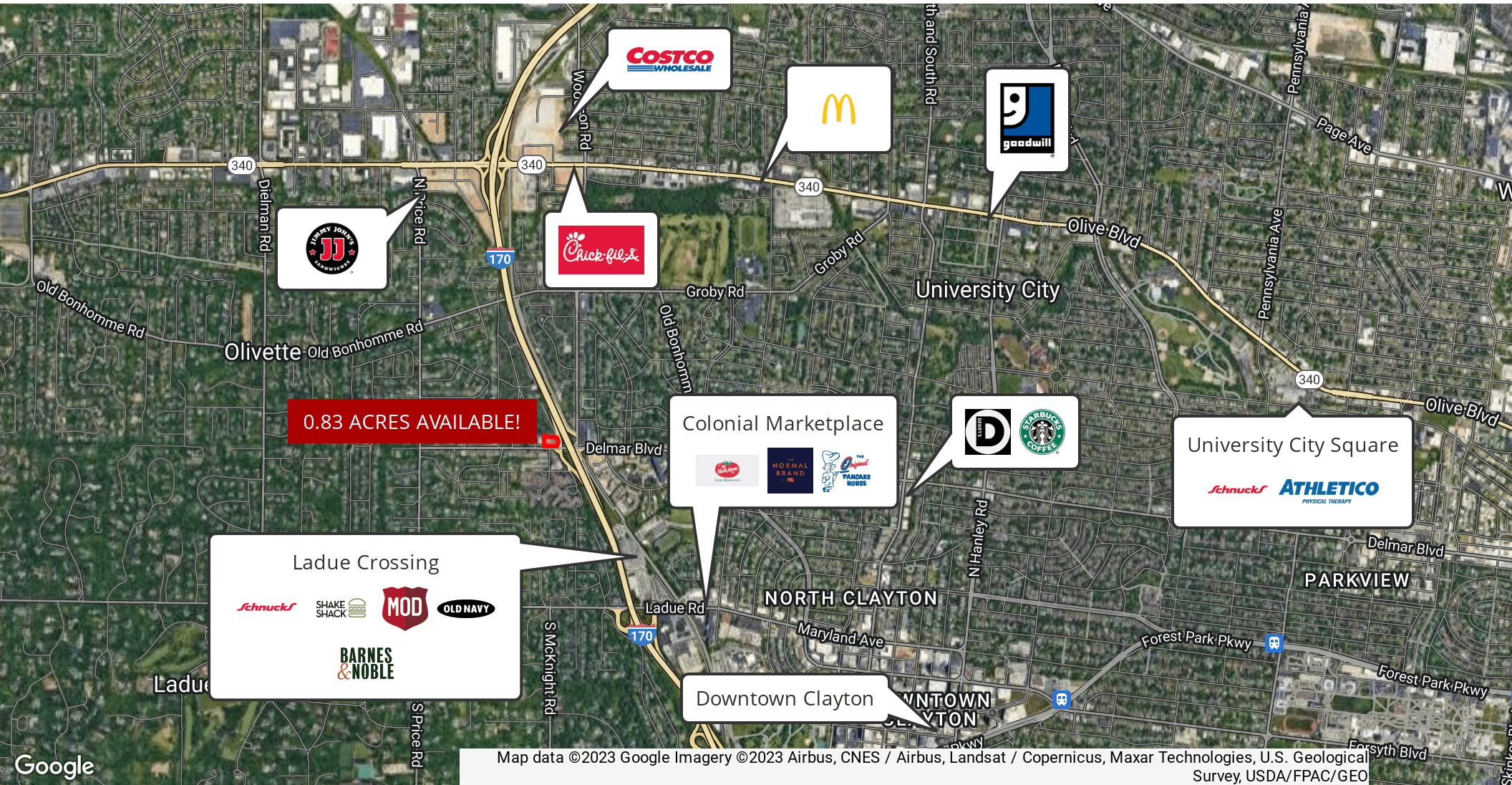
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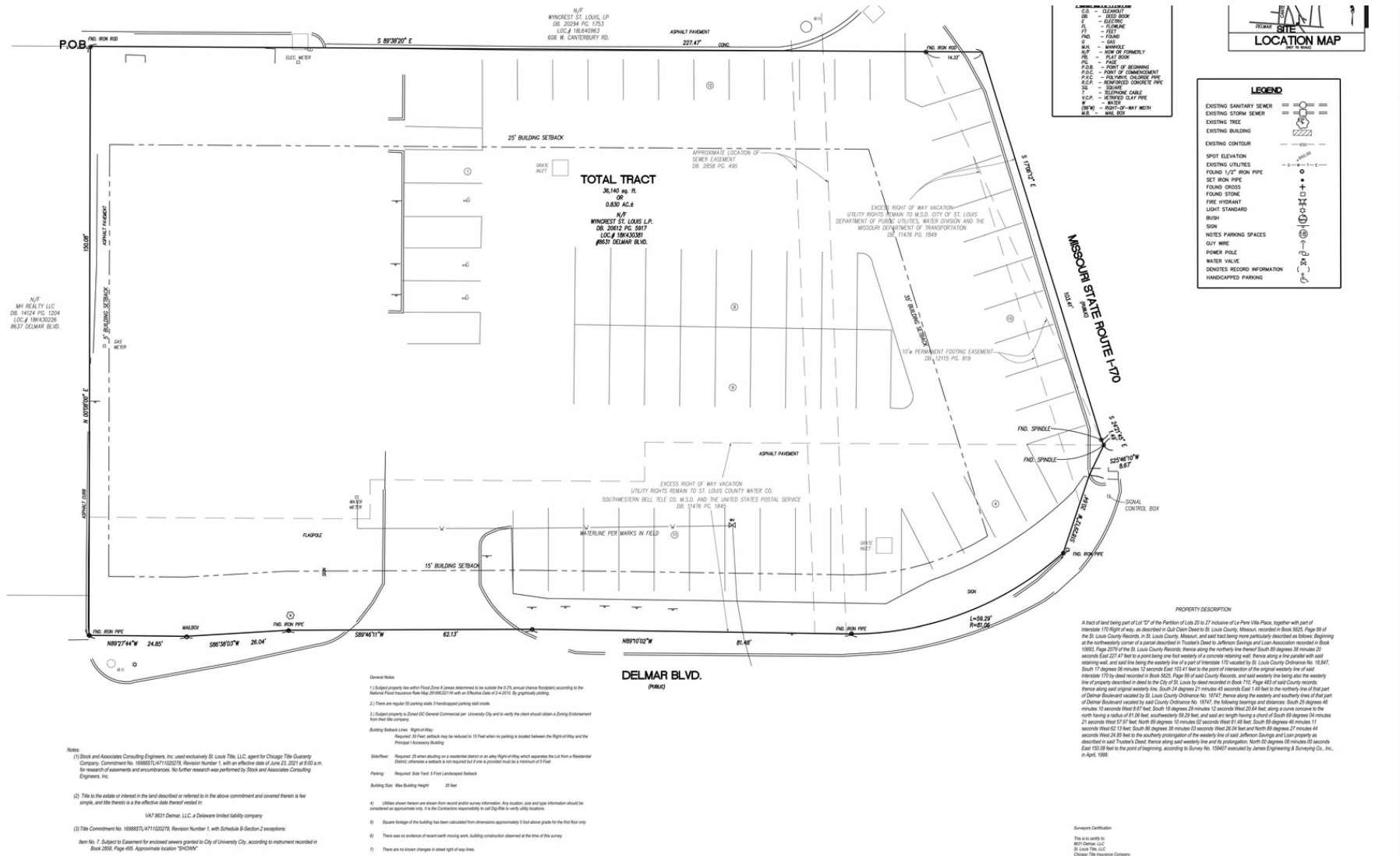
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PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers

ALTAIRSPS LAND TITLE SURVEY

PART OF LOT D OF PARTITION OF LOTS 20 TO 27

UNIVERSITY CITY, MISSOURI

8631 DELMAR BLVD.

WALTER J. PRIGER, P.L.S.
BY T.L.S. PRIGER
REGISTERED PROFESSIONAL
SURVEYOR OF AUTHORITY
LICENSED

Mark Pearl
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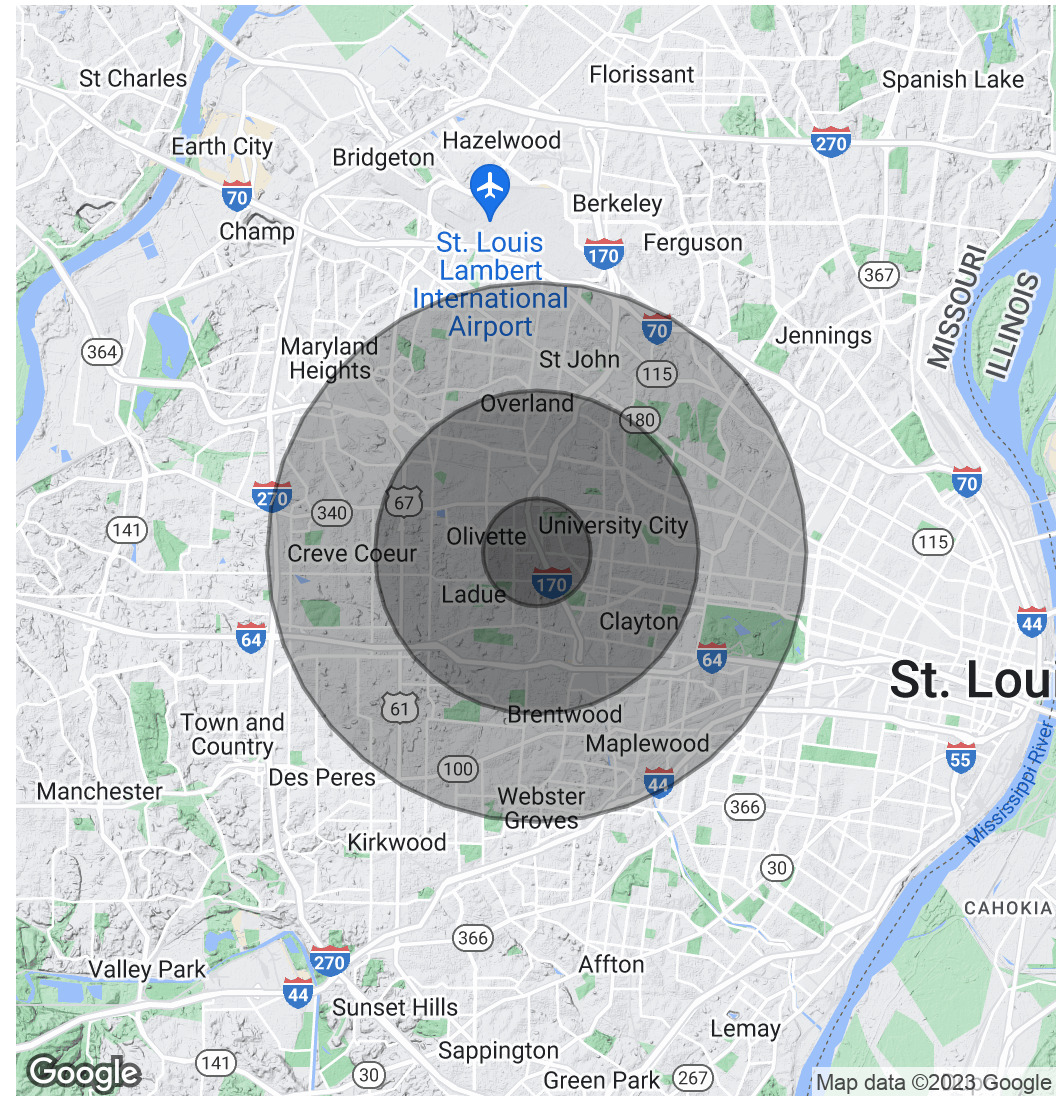
Delmar Blvd & I-170 Acreage

8631 DELMAR BLVD | ST. LOUIS, MO 63124

| Population | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| Total Population | 11,727 | 93,353 | 258,622 |
| Average Age | 45.7 | 40.1 | 39.0 |
| Average Age (Male) | 45.3 | 37.9 | 37.0 |
| Average Age (Female) | 46.1 | 42.0 | 40.9 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|-----------|-----------|-----------|
| Total Households | 6,074 | 42,797 | 125,972 |
| # of Persons per HH | 1.9 | 2.2 | 2.1 |
| Average HH Income | \$168,587 | \$128,703 | \$95,532 |
| Average House Value | \$435,876 | \$340,073 | \$256,570 |

* Demographic data derived from 2020 ACS - US Census



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