

# INVESTMENT FOR SALE

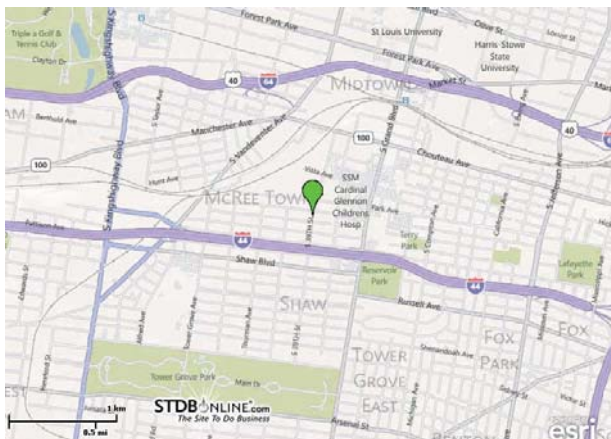
3867-3869 BLAINE  
ST. LOUIS, MO 63110



**Building:** 2984 sf  
**Lot Size:** 5942 sf  
**Zoning:** F - Neighborhood Commercial District  
**Municipality:** City of St. Louis  
**Traffic Count:** 5561 ADT  
S. 39th Street  
**Taxes:** \$3922.21 (2010)  
**Lease Rate:** negotiable  
**Sale Price:** **Price Reduced - \$115,000.00**  
**Comments:** Unique investment opportunity located in the City of St. Louis

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**DIRECTIONS:** From Chouteau turn south on 39th Street to Blaine Avenue






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3867 Blaine Ave, St Louis, M...

Latitude: 38.619781  
 Longitude: -90.244461

Ring: 1, 3, 5 Miles

|  | 1 mile radius | 3 miles radius | 5 miles radius |
|--|---------------|----------------|----------------|
|  2000 Total Population      | 18,830        | 170,577        | 377,295        |
| 2000 Group Quarters  | 1,082         | 6,578          | 12,818         |
| 2010 Total Population  | 18,512        | 174,115        | 378,878        |
| 2015 Total Population  | 18,515        | 175,654        | 377,434        |
| 2010 - 2015 Annual Rate  | 0%            | 0.18%          | 0.03%          |
|  2000 Households            | 6,932         | 74,578         | 161,137        |
| 2000 Average Household Size  | 2.56          | 2.2            | 2.26           |
| 2010 Households  | 6,710         | 75,220         | 159,986        |
| 2010 Average Household Size  | 2.6           | 2.23           | 2.27           |
| 2015 Households  | 6,693         | 75,816         | 160,178        |
| 2015 Average Household Size  | 2.61          | 2.23           | 2.28           |
| 2010 - 2015 Annual Rate  | -0.05%        | 0.16%          | 0.02%          |
| 2000 Families  | 3,910         | 35,490         | 83,149         |
| 2000 Average Family Size   | 3.41          | 3.17           | 3.15           |
| 2010 Families  | 3,652         | 33,905         | 78,574         |
| 2010 Average Family Size   | 3.53          | 3.3            | 3.25           |
| 2015 Families  | 3,583         | 33,374         | 76,918         |
| 2015 Average Family Size   | 3.56          | 3.34           | 3.28           |
| 2010 - 2015 Annual Rate  | -0.38%        | -0.32%         | -0.43%         |
|  <b>2000 Housing Units</b> | 8,629         | 90,734         | 191,159        |
| Owner Occupied Housing Units   | 29.6%         | 30.9%          | 38.8%          |
| Renter Occupied Housing Units  | 50.7%         | 51.2%          | 45.5%          |
| Vacant Housing Units   | 19.4%         | 17.9%          | 15.7%          |
| <b>2010 Housing Units</b>  | 8,895         | 95,660         | 198,908        |
| Owner Occupied Housing Units   | 28.0%         | 28.9%          | 36.3%          |
| Renter Occupied Housing Units  | 47.4%         | 49.8%          | 44.1%          |
| Vacant Housing Units   | 24.6%         | 21.4%          | 19.6%          |
| <b>2015 Housing Units</b>  | 8,992         | 97,412         | 201,682        |
| Owner Occupied Housing Units   | 27.6%         | 28.5%          | 35.7%          |
| Renter Occupied Housing Units  | 46.8%         | 49.4%          | 43.7%          |
| Vacant Housing Units   | 25.6%         | 22.2%          | 20.6%          |
| <b>Median Household Income</b>   |               |                |                |
| 2000   | \$28,062      | \$25,778       | \$28,221       |
| 2010   | \$37,188      | \$32,699       | \$35,888       |
| 2015   | \$42,202      | \$38,329       | \$41,817       |
| <b>Median Home Value</b>   |               |                |                |
| 2000   | \$84,250      | \$66,243       | \$68,069       |
| 2010   | \$124,578     | \$98,902       | \$100,156      |
| 2015   | \$148,822     | \$121,012      | \$121,512      |
| <b>Per Capita Income</b>   |               |                |                |
| 2000   | \$15,502      | \$16,306       | \$17,558       |
| 2010   | \$19,879      | \$19,951       | \$21,338       |
| 2015   | \$21,902      | \$22,163       | \$23,702       |
| <b>Median Age</b>  |               |                |                |
| 2000   | 28.9          | 32.3           | 33.2           |
| 2010   | 29.7          | 33.8           | 34.8           |
| 2015   | 30.1          | 33.8           | 34.8           |

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.