

INVESTMENT FOR SALE

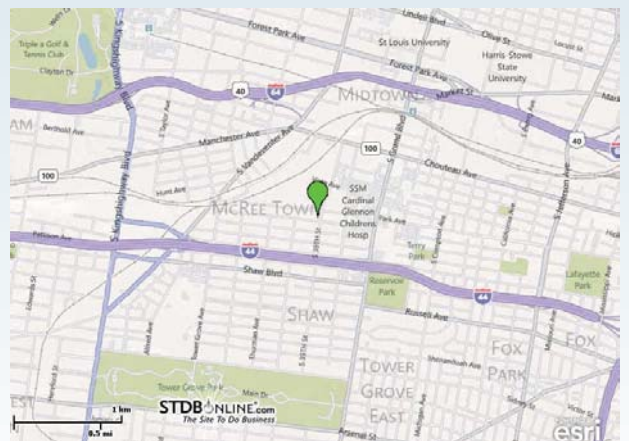
3901-3905 FOLSOM
ST. LOUIS, MO 63110



Building: 10,269 sf
Lot Size: 16,115 sf
Zoning: F - Neighborhood Commercial District
Municipality: City of St. Louis
Traffic Count: 5561 ADT
S. 39th Street
Taxes: \$1397.90 (2010)
Lease Rate: negotiable
Sale Price: \$480,000.00
Comments: Unique investment opportunity located in the City of St. Louis

Mike Pardon
217-691-0205 Cell
mpardon@mckelveyproperteis.com

2154 Bluestone Drive,
St. Charles, Missouri 63303
636-669-9111 / office
636-669-9117 / fax



DIRECTIONS: From Chouteau turn south on 39 Street to Folsom.



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Demographics

3901-3905 Folsom




St. Louis, MO 63110



3901 Folsom Ave, St Louis, M...

Latitude: 38.620602
Longitude: -90.244705

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	18,355	171,637	378,137
2000 Group Quarters	1,079	6,635	12,844
2010 Total Population	18,033	175,103	377,695
2015 Total Population	18,035	176,644	378,252
2010 - 2015 Annual Rate	0%	0.18%	0.03%
 2000 Households	6,773	75,069	161,448
2000 Average Household Size	2.55	2.2	2.26
2010 Households	6,551	75,693	160,289
2010 Average Household Size	2.59	2.23	2.28
2015 Households	6,535	76,290	160,481
2015 Average Household Size	2.6	2.23	2.28
2010 - 2015 Annual Rate	-0.05%	0.16%	0.02%
2000 Families	3,843	35,667	83,364
2000 Average Family Size	3.39	3.17	3.15
2010 Families	3,590	34,061	78,776
2010 Average Family Size	3.51	3.3	3.25
2015 Families	3,523	33,528	77,117
2015 Average Family Size	3.54	3.34	3.28
2010 - 2015 Annual Rate	-0.38%	-0.31%	-0.42%
 2000 Housing Units	8,415	91,410	191,525
Owner Occupied Housing Units	29.5%	30.8%	38.9%
Renter Occupied Housing Units	50.9%	51.2%	45.4%
Vacant Housing Units	19.6%	17.9%	15.7%
2010 Housing Units	8,668	96,364	199,284
Owner Occupied Housing Units	27.8%	28.7%	36.3%
Renter Occupied Housing Units	47.6%	49.8%	44.1%
Vacant Housing Units	24.4%	21.5%	19.6%
2015 Housing Units	8,762	98,127	202,062
Owner Occupied Housing Units	27.4%	28.3%	35.8%
Renter Occupied Housing Units	47.1%	49.4%	43.7%
Vacant Housing Units	25.4%	22.3%	20.6%
Median Household Income			
2000	\$27,877	\$25,724	\$26,237
2010	\$37,141	\$32,628	\$35,894
2015	\$41,941	\$38,285	\$41,827
Median Home Value			
2000	\$82,995	\$66,071	\$68,063
2010	\$123,051	\$98,644	\$100,124
2015	\$146,535	\$120,695	\$121,477
Per Capita Income			
2000	\$15,070	\$16,281	\$17,591
2010	\$19,570	\$19,923	\$21,359
2015	\$21,550	\$22,137	\$23,728
Median Age			
2000	28.7	32.4	33.2
2010	29.4	33.8	34.8
2015	29.9	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. Eeri forecasts for 2010 and 2015.