

**FOR
SALE**

Restaurant Building

Sale includes building, contents and all furniture
fixtures and equipment

**SALE PRICE
\$895,000**



Almost everything in the building has been remodeled.



8713 Gravois Road, Unincorporated St. Louis County, Missouri 63123



DO NOT DISTURB BUSINESS.

By Appointment Only - Broker Must Be Present



Please call **Mark or Ron** to learn more and schedule a tour.

KRAMER COMMERCIAL REALTY, LLC

www.kramercommercialrealty.com



100 Chesterfield Business Parkway
Suite 200, Saint Louis, MO 63005

Mark Kramer & Ron Kramer

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314-221-6278











314-221-6276

Executive Summary



Property Highlights

	Location	8713 Gravois Road, Unincorporated St. Louis County, Missouri 63123
	Type of Property	Restaurant
	Land Area	0.30 acres (13,087 square feet)
	Total Building Area	3,093 square feet
	Year Built	1947
	Land/Building Ratio	4.23:1
	Parcel Identification Number	25J:34:0311
	Zoning	"C-2", Shopping District

Sale price

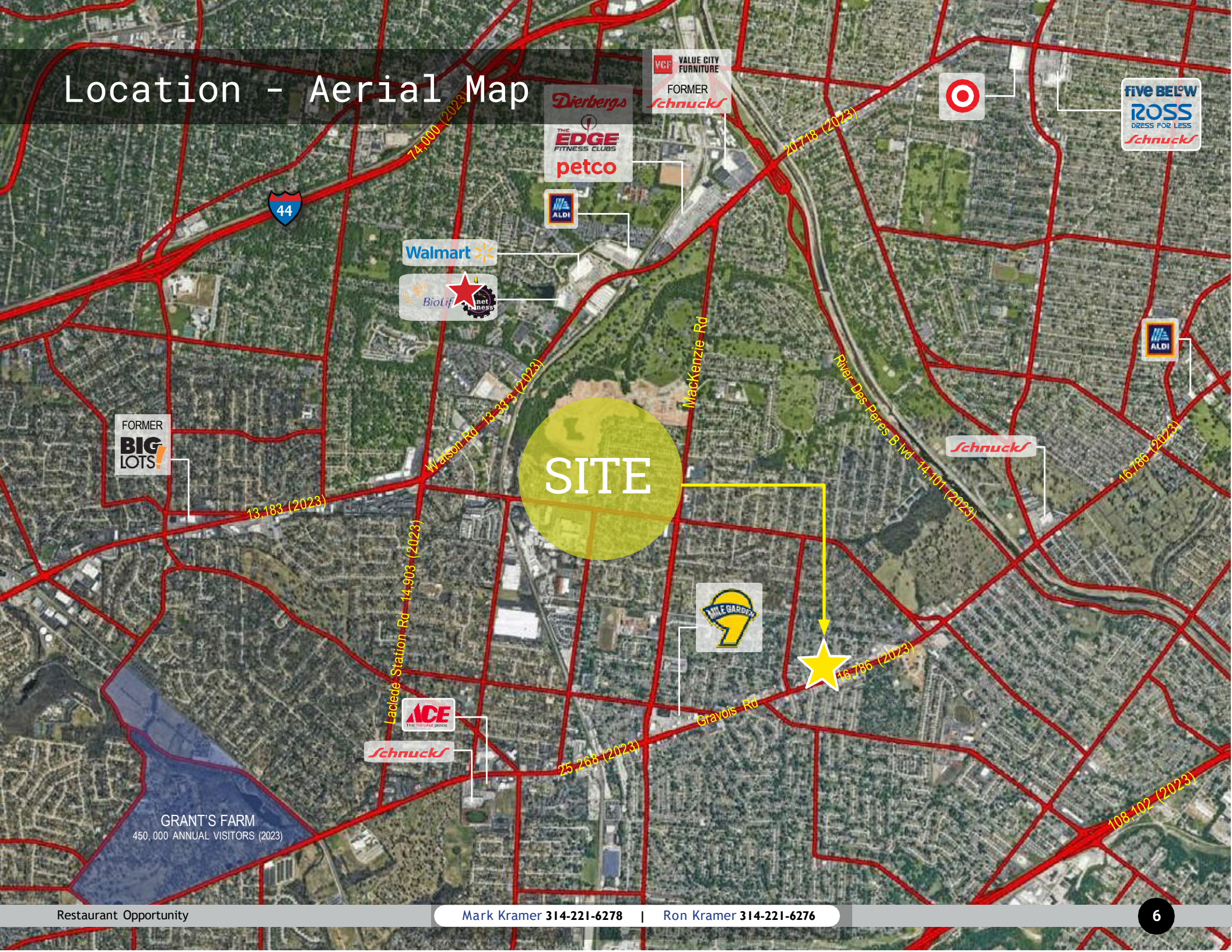
\$895,000



Market Overview



Location - Aerial Map



FORMER
BIG LOTS!

13,183 (2023)

Laclede Station Rd 14,903 (2023)
Watson Rd 13,333 (2023)

Walmart
Biolif

SITE

Dierbergs
THE EDGE FITNESS CLUBS
petco

ALDI

VCF VALUE CITY FURNITURE
FORMER Schnucks

MacKenzie Rd

WILE GARDEN

Gravois Rd

River Des Peres Blvd 44,101 (2023)

46,786 (2023)

ACE
Schnucks

25,268 (2023)

Target

five BELOW
ROSS
DRESS FOR LESS
Schnucks

ALDI

16,166 (2023)

Schnucks

GRANT'S FARM
450,000 ANNUAL VISITORS (2023)

108,102 (2023)

Market Overview

St. Louis, MO

St. Louis, situated near the confluence of the Mississippi and Missouri rivers, is a significant economic hub in the Midwest. The St. Louis economy is expected to experience modest growth in the coming years. Projections indicate a 0.4% increase in home values by May 2024 and a 1.7% rise by October 2025, suggesting a stable real estate market.

Economic Indicators:

Gross Domestic Product (GDP): In 2022, the GDP of Greater St. Louis was approximately \$178.66 billion, reflecting a steady economic performance.

Source: STATISTA

Employment: As of November 2024, the civilian labor force in the St. Louis, MO-IL area was about 1.508 million, with an employment figure of approximately 1.458 million, indicating a stable job market. Source: BUREAU OF LABOR STATISTICS

Major Employers:

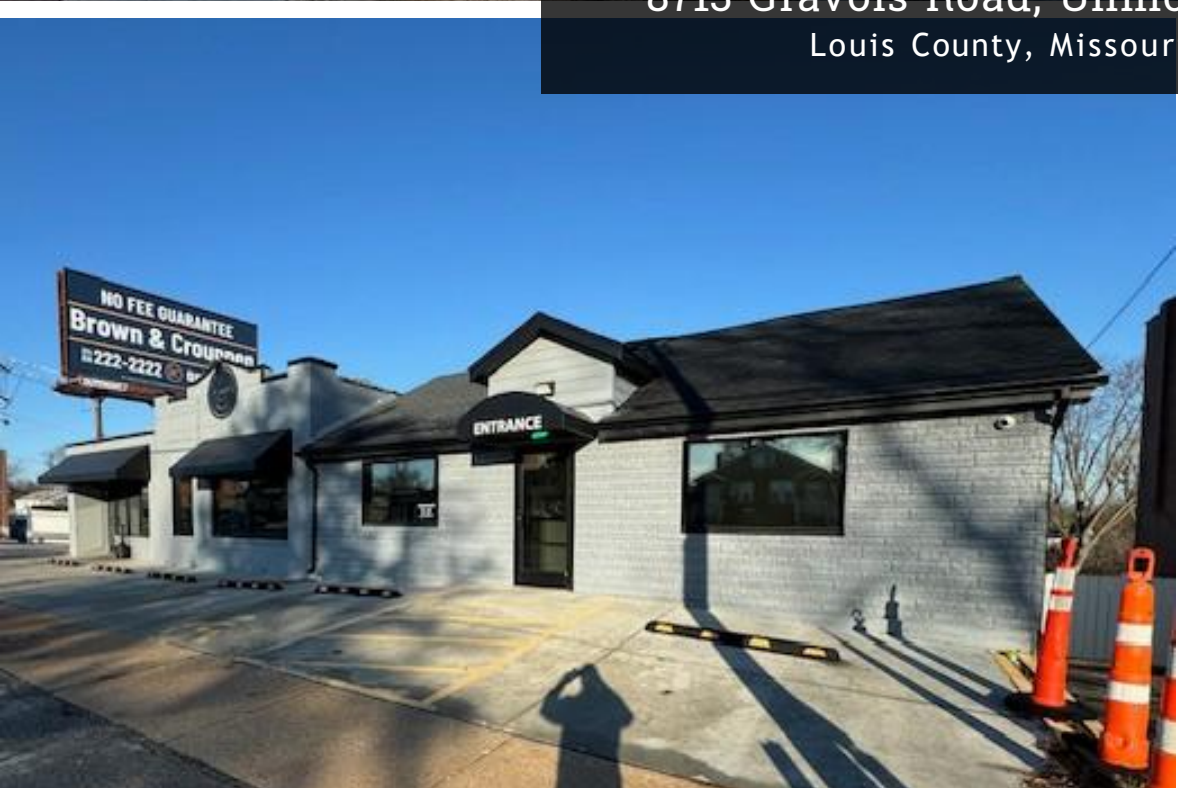
St. Louis is home to several Fortune 500 companies, including:

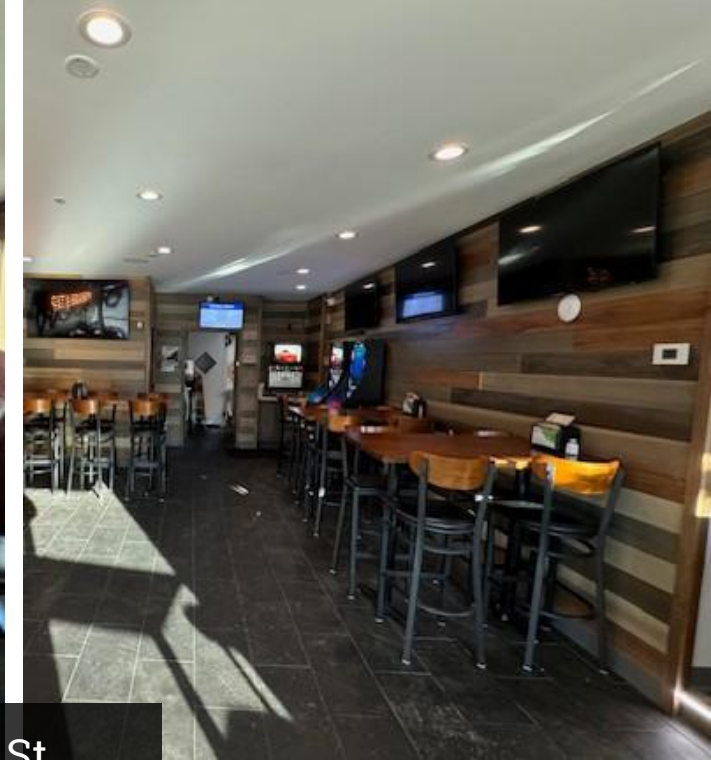
- Centene Corporation
- Emerson Electric
- Reinsurance Group of America
- Edward Jones
- Graybar Electric
- Ameren

These corporations play a significant role in the local economy, providing employment and contributing to the city's economic stability.

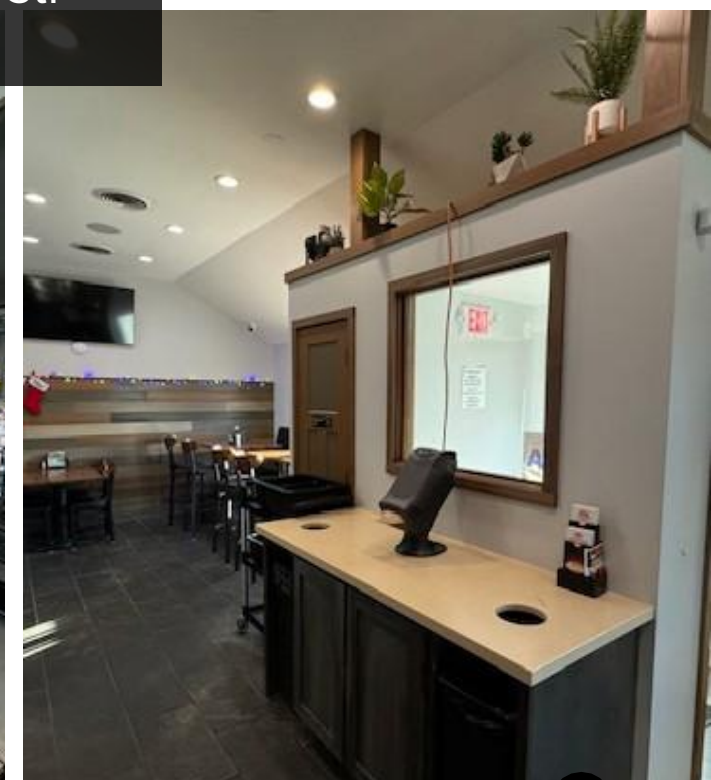


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