



FOR SALE

2301 MARKET ST., ST. LOUIS, MO 63103

INVESTMENT HIGHLIGHTS



20,000 SF OFFICE BUILDING (BUILT IN 1976); 1.01 ACRES (43,865 SF) OF LAND



\$4,386,500 OR \$100/SF



ZONING I - CENTRAL BUSINESS DISTRICT



IN THE HEART OF THE RAPIDLY DEVELOPING DOWNTOWN WEST NEIGHBORHOOD



ADJACENT TO THE NEW MLS STADIUM, UNION STATION AND PONCE MEDICAL UNIVERSITY



THE SITE IS IDEAL FOR RETAIL, MULTIFAMILY, HOTEL, OFFICE

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PREMIER LOCATION

CENTRAL CORRIDOR GROWTH

2301 Market Street is located in the heart of the rapidly developing Downtown West neighborhood. The site is close to the new MLS Stadium, Union Station and Ponce Medical University.

INCENTIVES

- Opportunity Zone
- Enterprise Zone
- HUB Zone
- Community Needs Grant

MULTIFAMILY BY THE NUMBER

ST. LOUIS MSA MULTIFAMILY GROWTH:

- Inventory: +21.7% since 2010
- Effective Rent: +43.6% since 2010
- Vacancy: 9.6%
- Absorption in Units: 19,296 units absorbed since 2010
- Absorption Trend: 13 consecutive years of positive absorption

\$1,222/mo

MIDTOWN & DOWNTOWN WEST
AVERAGE RENT FOR A 2 BEDROOM APARTMENT
(AVERAGE SIZE 1,067 SF)

\$1,218/mo

MIDTOWN & DOWNTOWN WEST
AVERAGE RENT FOR A 3 BEDROOM APARTMENT
(AVERAGE SIZE 1,187 SF)

