

1423 Hodiamont Ave
ST. LOUIS, MO 63112

BITE-SIZED INVESTMENT OPPORTUNITY



HIGHLIGHTS

- Mixed Use Building-Multi-Tenant-4006 SF
- Ground Floor Retail/2nd Floor 2-Bedroom Apartment (Vacant)
- Daycare on Ground Floor Licensed for 28 Children
- Many Tax Credits Available
- Proforma NOI- \$35,272
- Proforma Cap Rate 9.66%

DEMOGRAPHICS

U.S. Census	1-Mile	3-Mile	5-Mile
Population	10,926	124,600	304,955
Households	4,530	56,366	141,932
Average HH Income	\$66,262	\$101,498	\$105,283
Number of Business	322	3,821	14,046
Number of Employees	2,655	64,703	235,475



CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

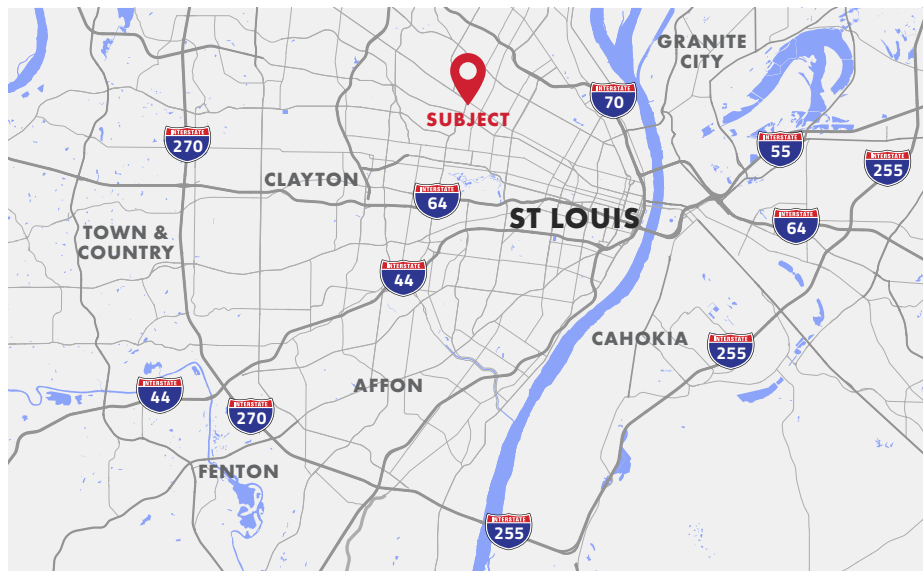
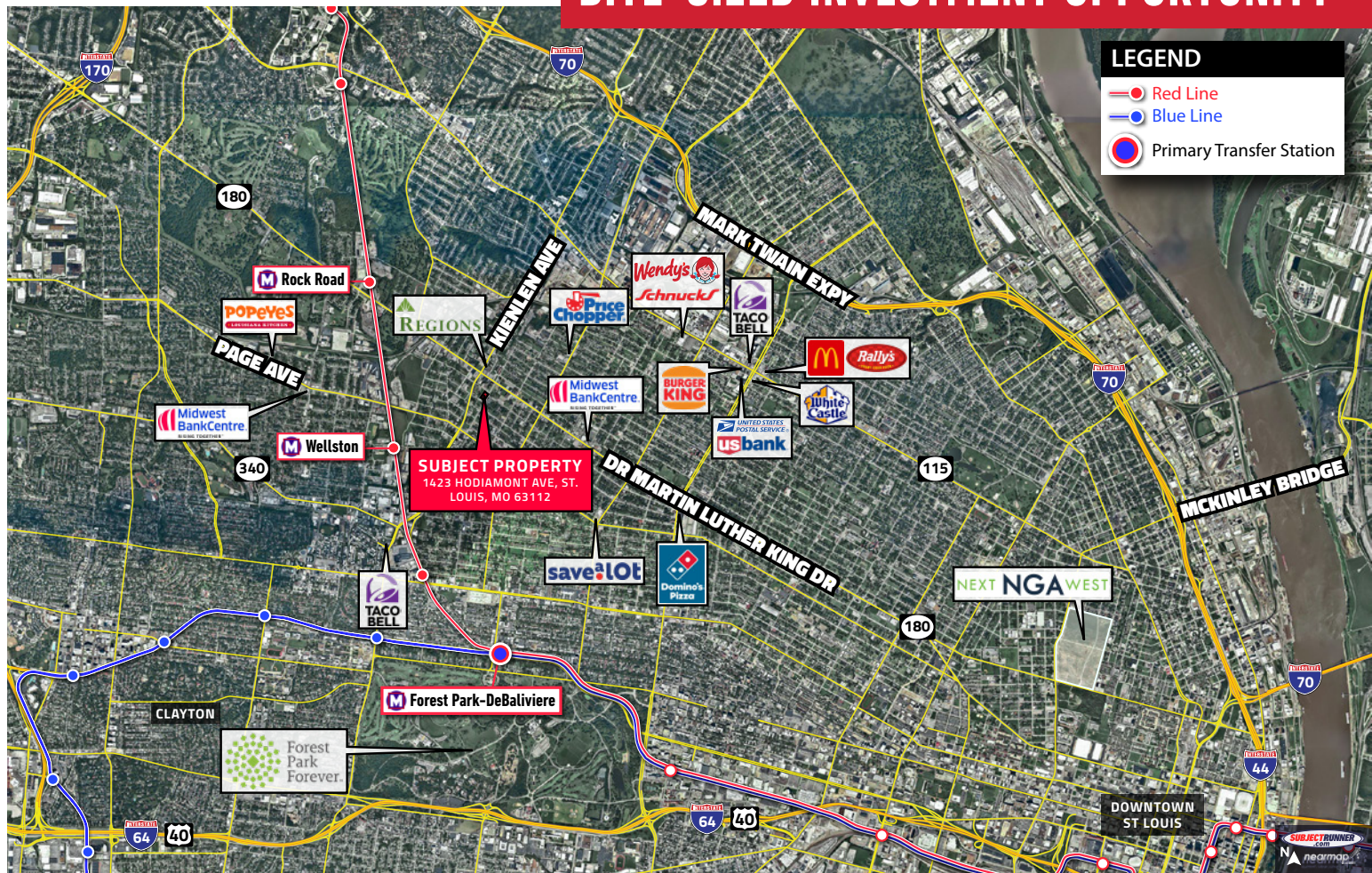
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