



**SITE**



# 555 WASHINGTON AVENUE

ST. LOUIS, MO 63101

HIGH TRAFFIC, HIGH VISIBILITY RETAIL SPACE  
AVAILABLE FOR LEASE IN DOWNTOWN ST. LOUIS

**XTEAM**  
RETAIL ADVISORS

# 555 WASHINGTON AVENUE

## SITE PLAN & DEMOS

PLEASE CONTACT:

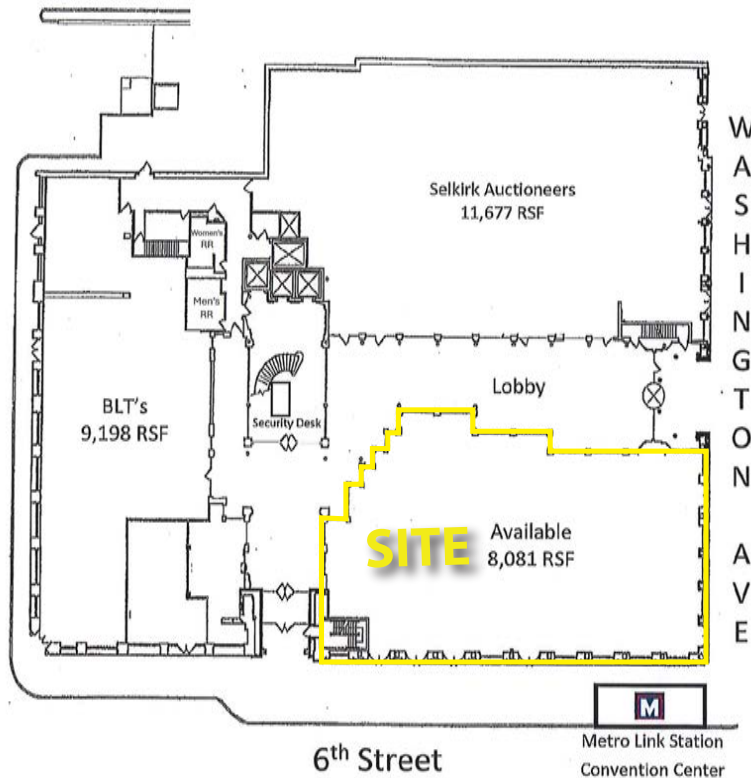
L<sup>3</sup> CORPORATION

HYLE STEINER




314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

HYLE@L3CORP.NET



## POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
12,988	7,160	\$77,643
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
69,313	31,324	\$68,386
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
206,750	89,930	\$66,409

VIEW & DOWNLOAD:

**DEMO  
REPORT**

- 8,081 SF OF FIRST FLOOR RETAIL SPACE AT THE SIGNALIZED CORNER OF 6TH STREET AND WASHINGTON AVENUE
- CAN BE DEMISED TO AS LITTLE AS 2,500 SF FOR RESTAURANT TENANTS
- THE BUILDING OFFERS 24/7 PROPERTY MANAGEMENT AND SECURITY WITH ABUNDANT PARKING NEARBY AND METROLINK STATION ON SITE
- INCENTIVES AVAILABLE FOR NEW RETAILERS IN DOWNTOWN INCLUDING TENANT CONSTRUCTION DOLLARS, RENT GUARANTEES, AND SIDEWALK/PATIO IMPROVEMENT DOLLARS. LEARN MORE [HERE](#).

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## ZOOM AERIAL

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## MARKET AERIAL

PLEASE CONTACT:

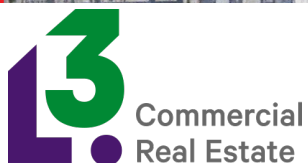
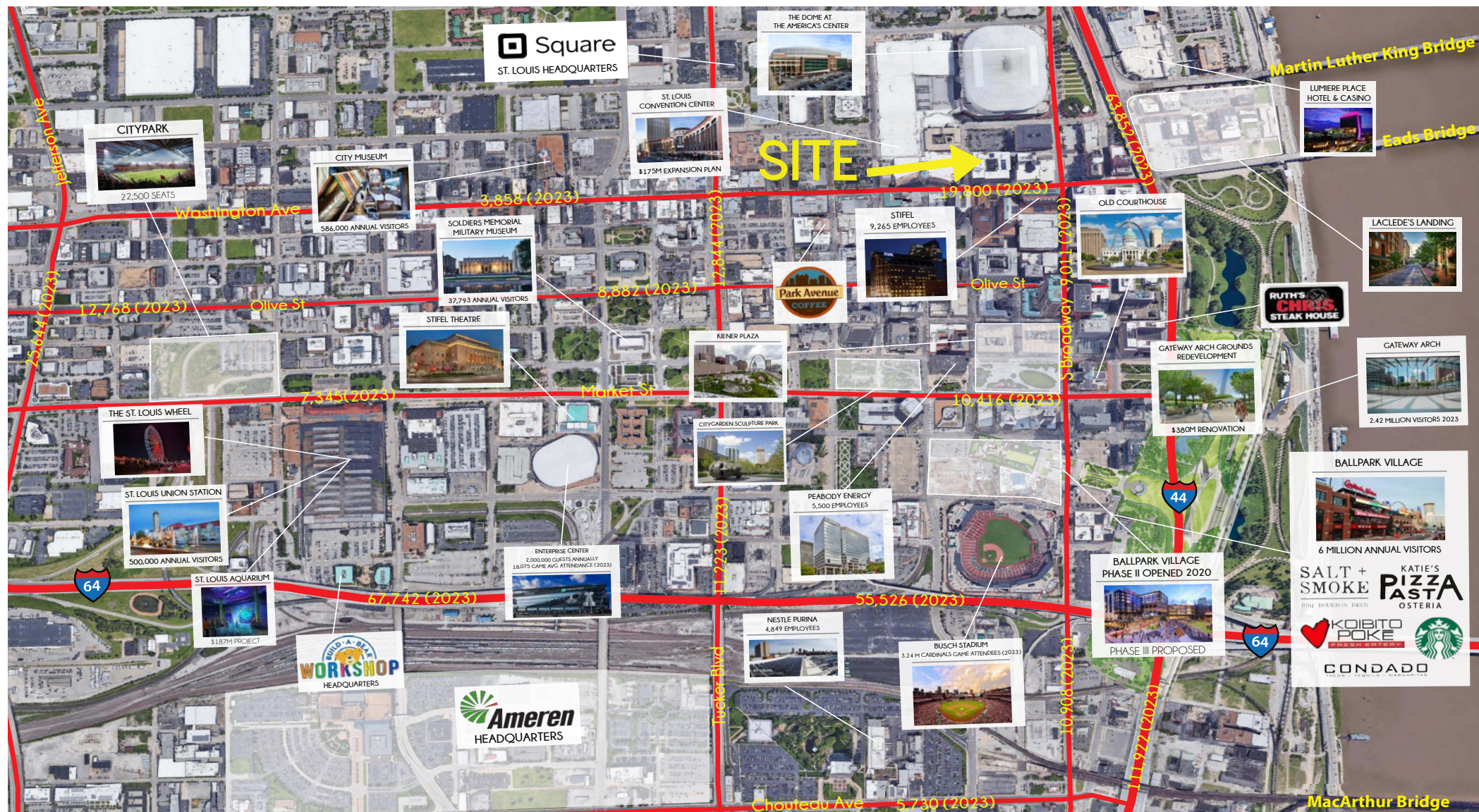
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