INFORMATION

PRODUCE

915 OLIVE STREET ST. LOUIS. MO 63101

1ST FLOOR OFFICE/RETAIL SPACES AVAILABLE IN DOWNTOWN ST. LOUIS MULTI-FAMILY BUILDING



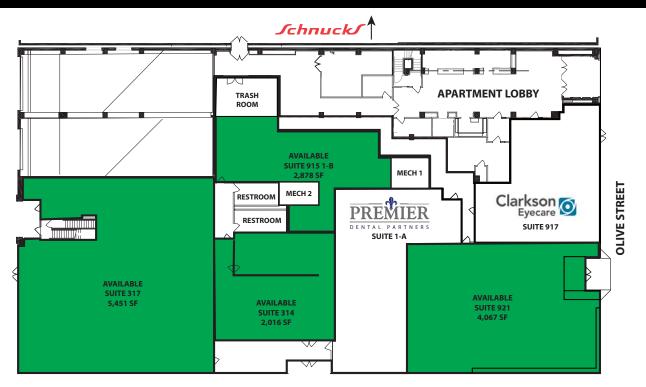
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A Party

AINTH TIGARA

TREX

SITE PLAN & DEMOS



NORTH 10TH STREET

- 2,016 SF TO 5,467 SF AVAILABLE IN SCHNUCKS ANCHORED SYNDICATE TRUST MULTI-FAMILY BUILDING
- SYNDICATE CONDOMINIUMS ARE 95% LEASED
- ADJACENT SCHUCKS HAS 259.3K VISITORS PER YEAR AND HAS INCREASED 21.7% IN VISITORS YEAR OVER YEAR PER PLACER.AI
- ACROSS THE STREET FROM WEBSTER UNIVERSITY
- ONLY TWO BLOCKS AWAY FROM ST. LOUIS CONVENTION CENTER
- ASKING RENT IS \$16.00 PSF WITH \$6.40 NNN



POPULATION ANALYSIS

| | HOUSEHOLDS | | |
|----------------|----------------|----------------|--|
| <u>1 MILE</u> | <u>1 MILE</u> | <u>1 MILE</u> | |
| 14,768 | 8,173 | \$73,556 | |
| <u>3 MILES</u> | <u>3 MILES</u> | <u>3 MILES</u> | |
| 79,598 | 35,582 | \$70,236 | |
| <u>5 MILES</u> | <u>5 MILES</u> | <u>5 MILES</u> | |
| 220,778 | 96,539 | \$65,972 | |
| VIEW & | DE | DEMO | |
| DOWNLOAD: | REP | REPORT | |

PLEASE CONTACT: L³ CORPORATION RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE) RICK@L3CORP.NET

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Th value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PHOTOS

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MARKET AERIAL

CITYPARK Square THE DOME AT WELLS FARGO ST LOUIS HEADOUARTERS THE AMERICA'S CENTER LUMIERE PLACE HOTEL & CASINC Clarkson O PREMIER THE ST. LOUIS WHEEL STIFFI ,265 EMPLOY T. LOUIS UNION STATION RUTH'S T LOUIS AOUAI GATEWAY ARCH ORKSIO TEWAY ARCH GROUNE BALLPARK VILLAGE PHASE II OPENED 2020 \$380M RENOVATION BALLPARK VILLAGE SALT + SMOKE PIZZ **Ameren** BUSCH STADIUM NESTLE PU



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