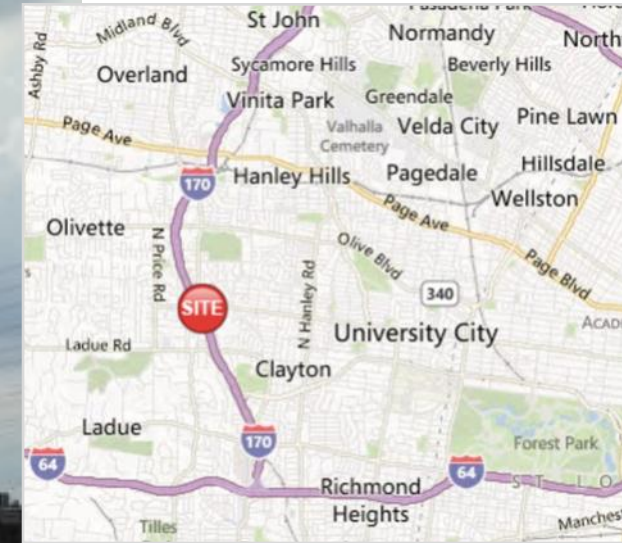


# Delcrest Plaza

8400 Delmar Blvd - University City, MO

## Retail & Office Space Available



- ◆ Delcrest Plaza is a mixed use development with both retail and office space available. The property is surrounded by dense new and existing multi-family developments and residential neighborhoods.
- ◆ Signage on Delmar Blvd is available.
- ◆ Southeast corner of Interstate 170 and Delmar Blvd. Just north of Clayton CBD and west of the Delmar Loop
- ◆ Over 260,000 in population live within 5 miles of this property.

### DEMOGRAPHICS

2013 ESTIMATED	1 Mile	3 Mile	5 Mile
Population	11,518	98,368	267,319
Households	5,558	41,129	114,834
Avg. Income	\$106,071	\$96,384	\$78,425



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Kevin@L3Corp.net

L<sup>3</sup> Corporation • 12655 Olive Boulevard, Suite 220 • St. Louis, MO 63141 • 314-469-7400 (tel) • 314-576-9768 (fax)

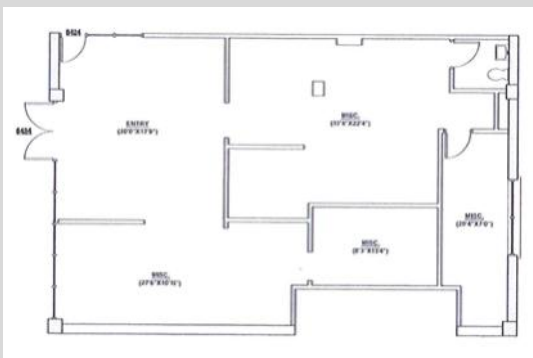
The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The 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.

# Available Retail

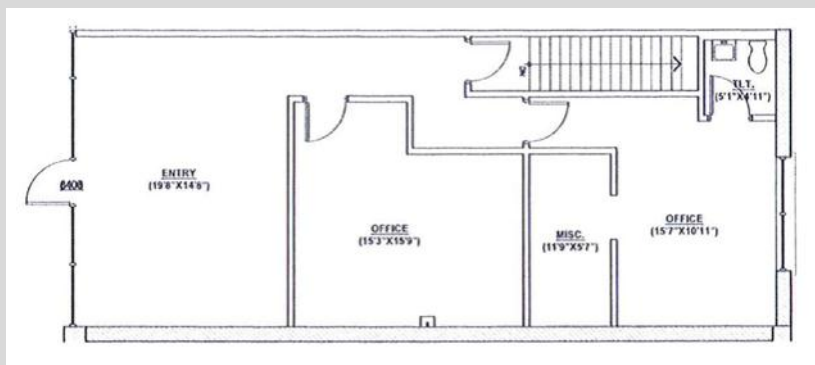


**Unit 8448 - 3,485 SF**

**Unit 8440 - 2,190 SF  
Former Restaurant**

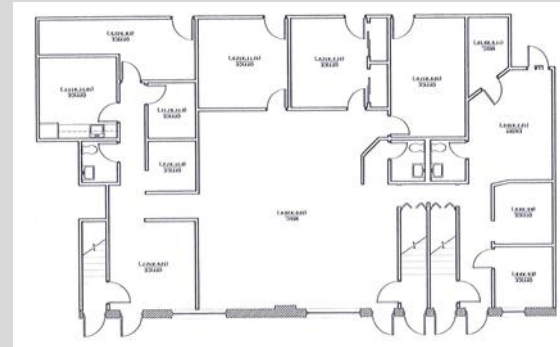


**Unit 8424 - 1,455 SF**

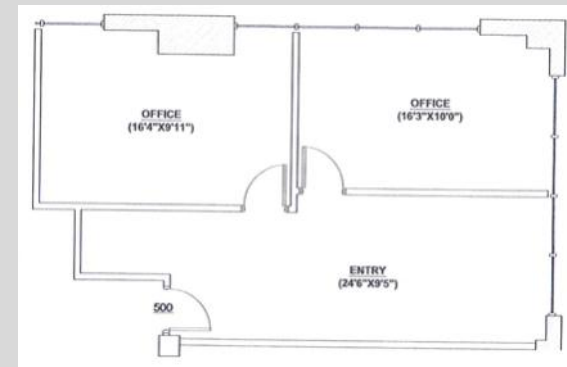


**Unit 8408 - 1,005 SF**

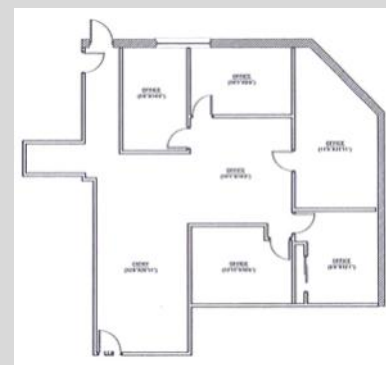
# Available Office



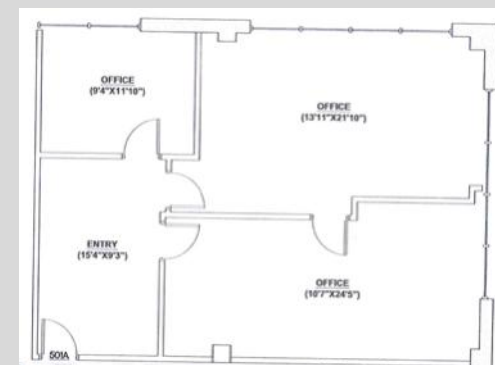
**Unit LL6 - 2,950 SF**



**Unit LL9 - 1,520 SF**



**Unit 500 - 670 SF**



**Unit 501A - 915 SF**



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