

MARTIN LUTHER KING PLAZA



FOR LEASE . RETAIL SPACE
3621 - 3665 PAGE BOULEVARD . ST. LOUIS . MISSOURI




3,000 - 6,000 SF AVAILABLE IN HIGHLY SOUGHT AFTER SHOPPING CENTER IN NORTH ST. LOUIS CITY TRADE AREA.

L³ CORPORATION
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET

MARKET OVERVIEW



POPULATION		<u>1 MILE</u> 19,139	<u>3 MILES</u> 142,363	<u>5 MILES</u> 324,045
HOUSEHOLDS		<u>1 MILE</u> 7,642	<u>3 MILES</u> 65,771	<u>5 MILES</u> 144,079
AVG HH INCOME		<u>1 MILE</u> \$30,696	<u>3 MILES</u> \$46,788	<u>5 MILES</u> \$48,347

St. Louis is a city and port in the U.S. state of Missouri. The city developed along the western bank of the Mississippi River, which forms Missouri's border with Illinois. St. Louis is the 58th-most populous U.S. city and the second-largest city in the state in terms of city proper population. The St. Louis metropolitan area includes the city as well as nearby areas in Missouri and Illinois; with a population of 2,905,893, it is the largest in Missouri and one of the largest in the United States.

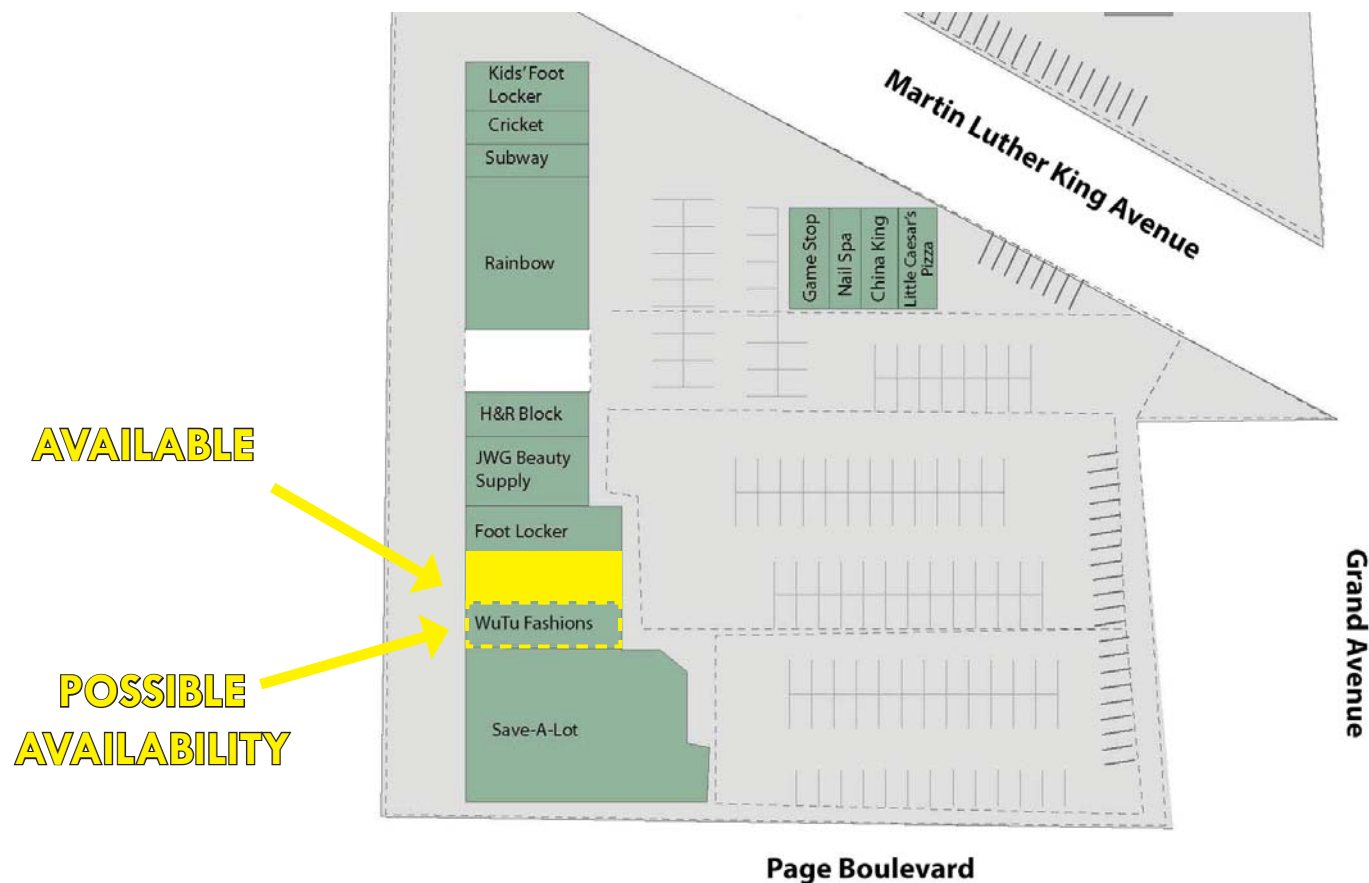
Located in the heart of St. Louis, Grand Center is an arts and entertainment district home to more than 1,500 cultural events annually. With 12,000 theater seats, 12 museums and galleries within four blocks and close proximity to Saint Louis University and Harris-Stowe State University, Grand Center is a destination for more than 1.5 million people who visit each year. From Broadway musicals to jazz clubs, contemporary art to cabaret shows, a symphony to a circus, films to festivals, and much more, this premier arts district has something for everyone. An eclectic choice of restaurants, a variety of living and education options further enhances the art and life found in this cosmopolitan neighborhood.



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S I T E P L A N

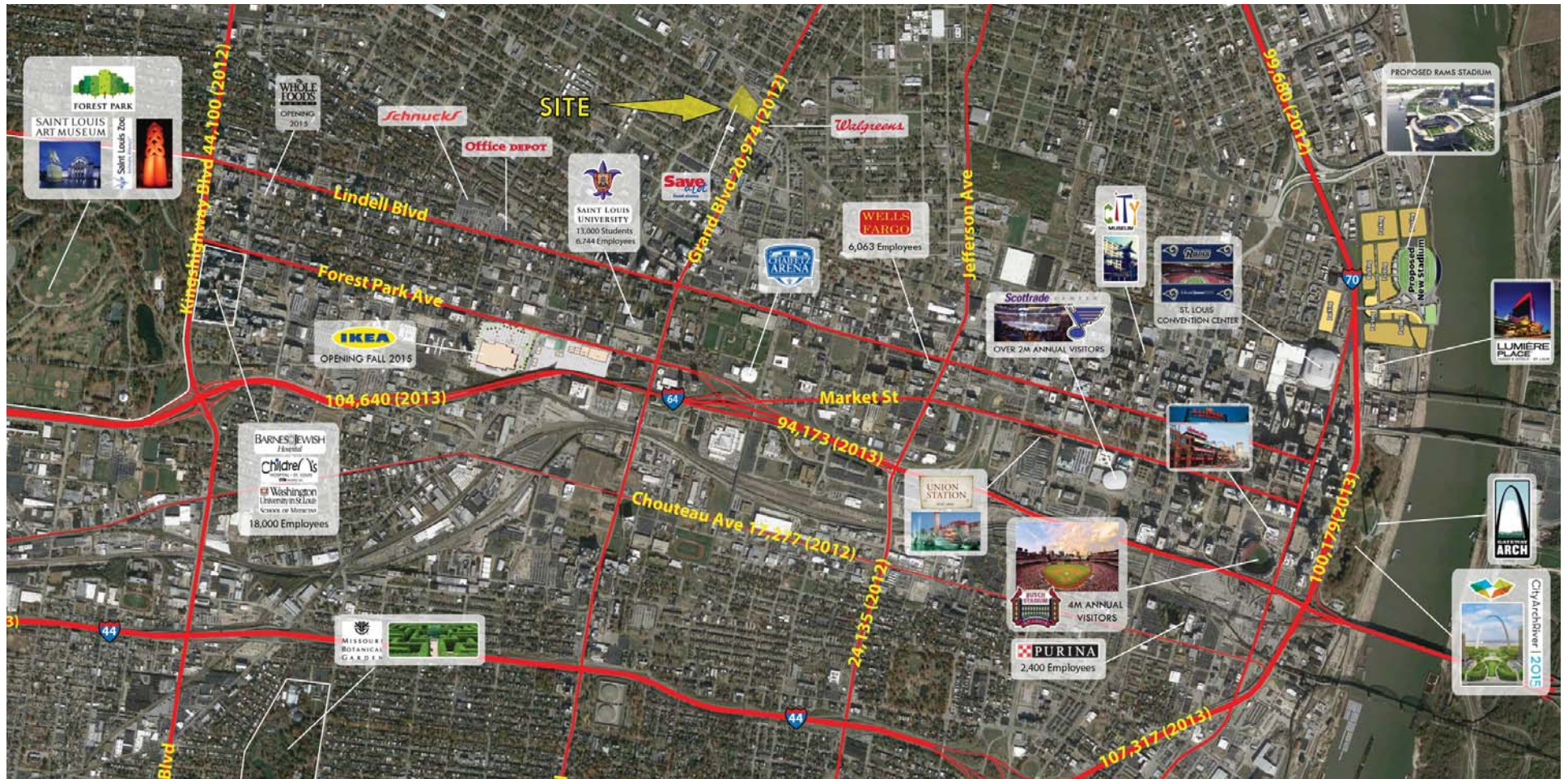


- ANCHORED BY SAVE A LOT
- 3,000 - 6,000 SF AVAILABLE IN HIGHLY SOUGHT AFTER SHOPPING CENTER IN NORTH ST. LOUIS CITY TRADE AREA
- LAST REMAINING VACANCY
- DENSE SURROUNDING TRADE AREA
- OUTSTANDING CO-TENANCY
- BORDERED BY GRAND AVENUE, PAGE BOULEVARD & DR. MARTIN LUTHER KING DRIVE
- SUPERB ACCESS TO NORTH ST. LOUIS TRADE AREA

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