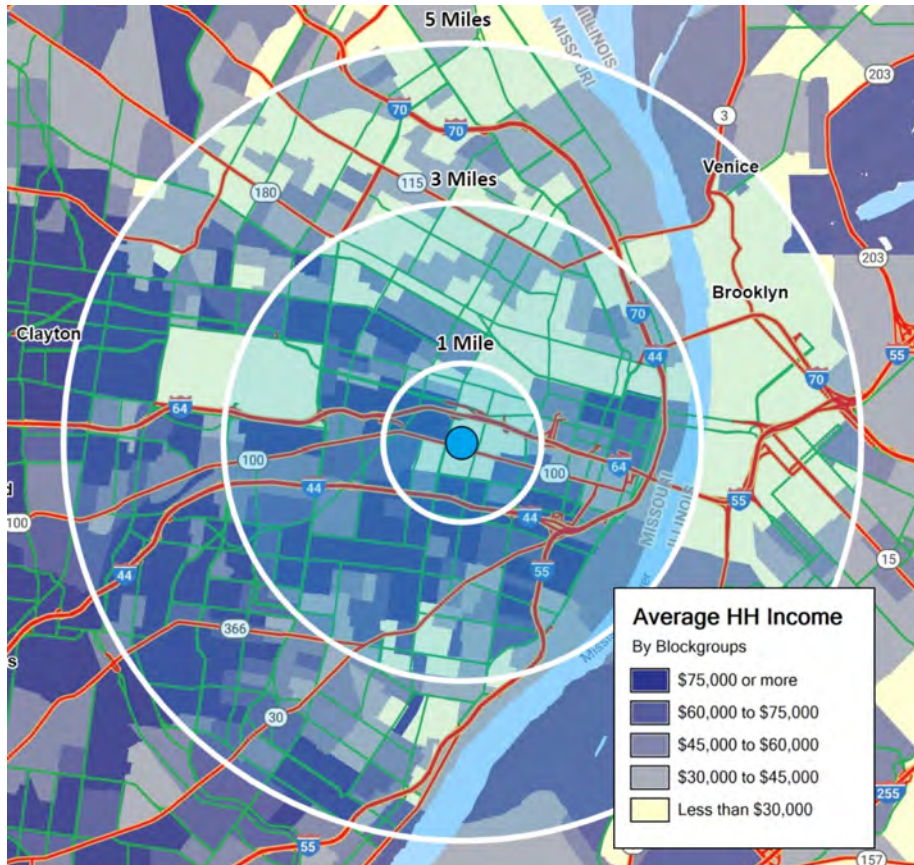


STEELCOTE CROSSING

Historic rehabilitation of the Columbia Oil Company Building located at 7 Steelcote Square in St. Louis. 3,196 square foot restaurant space on the ground level with great outdoor seating/beer garden.



MARKET OVERVIEW



		1 MILE	3 MILES	5 MILES
POPULATION		13,546	143,159	316,398
HOUSEHOLDS		5,930	72,867	154,948
AVG HH INCOME		\$51,267	\$62,136	\$62,374

Midtown, located between downtown St. Louis and Clayton, is at the geographic center of the city and is one of the fastest growing areas in St. Louis. Home to Saint Louis University, BJC, Fox Theatre and Wells Fargo, Midtown is central to some of St. Louis' most exciting attractions and neighborhoods.

Midtown is the region's epicenter of innovation, over \$1 Billion is currently being spent in the area on development projects including Cortex Innovation Community, The Grove, City Foundry, The Armory and many other robust projects. Midtown posts one of the lowest Class A office vacancy rates in the region at 5.5%.

In 2017 SLU announced its first new master plan in 27 years that aims to connect its north and south campus along Grand Boulevard, among other improvements. It also formed a redevelopment corporation, Midtown Redevelopment Corp., a joint venture between SLU and SSM Health that grants it master developer status for 400 acres surrounding the 200-year-old school and authority to award financial incentives.



L³ CORPORATION
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE
150
SAINT LOUIS . MISSOURI . 63141

PLEASE CONTACT:
L³ CORPORATION

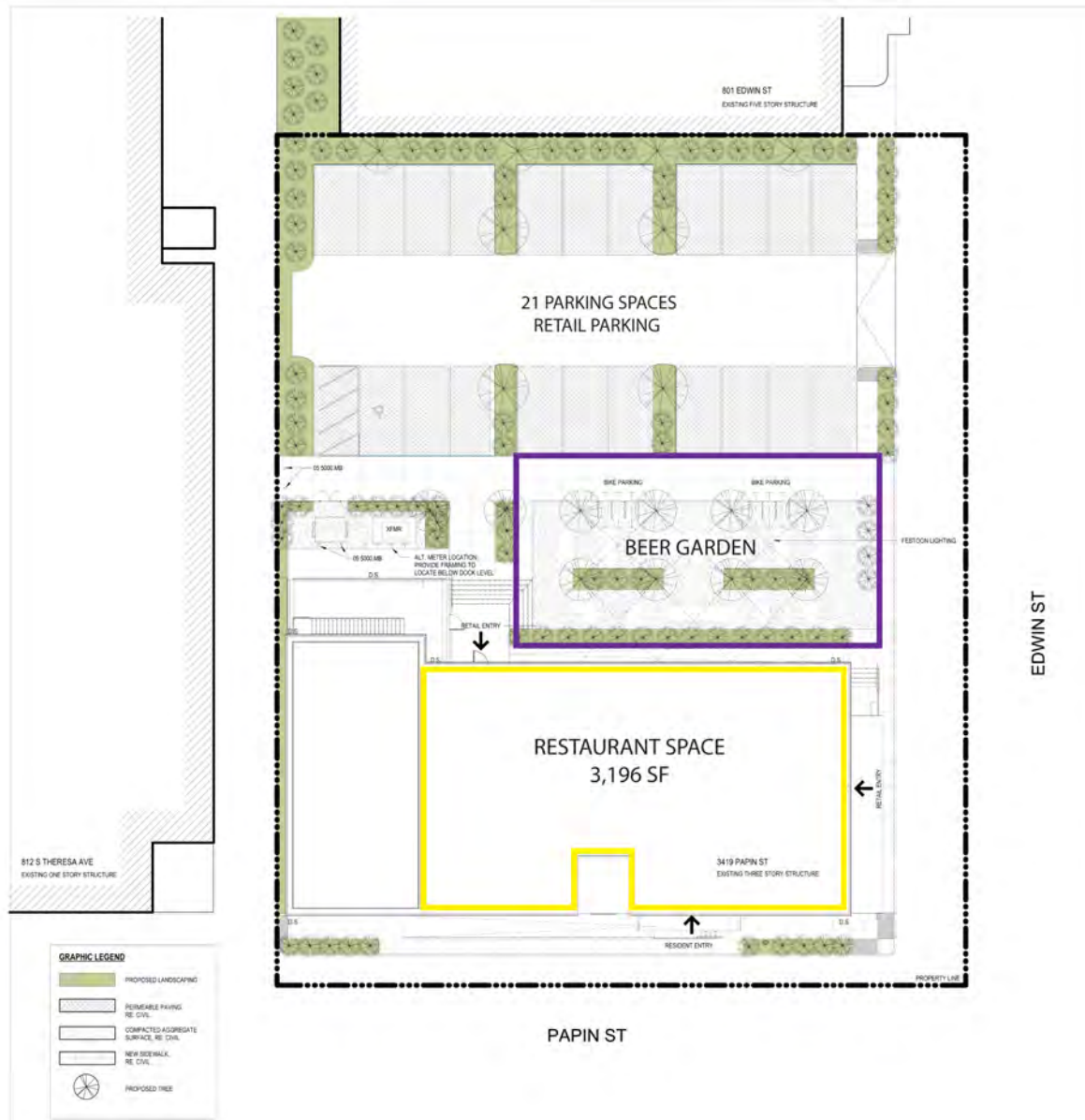
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S I T E P L A N

- 3,196 SQUARE FEET OF RESTAURANT SPACE ON THE GROUND FLOOR OF THE NEWLY REHABILITATED COLUMBIA OIL COMPANY BUILDING
- SITS BELOW 15 BRAND NEW LOFT UNITS
- THIRTY-FOOT CEILINGS IN THE SPACE PROVIDE AMPLE ROOM FOR ANY RESTAURANT
- IMMEDIATE ACCESS TO SAINT LOUIS UNIVERSITY
- NEW 96-UNIT, \$20 MILLION, APARTMENT COMPLEX TO BE COMPLETED BY OCTOBER
- JUST DOWN THE ROAD FROM THE NEW \$550 MILLION SSM HEALTH ST. LOUIS UNIVERSITY HOSPITAL REDEVELOPMENT TO OPEN FALL 2020



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A E R I A L



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