

L3.



XTEAM
RETAIL ADVISORS

KIENER PLAZA

111 N. 6TH ST. ST. LOUIS. MO 63101

NEW 11,000 SF SPACE AVAILABLE WITH CITY'S BEST SIGNAGE.
STRONG DAYTIME POPULATION IN ST LOUIS

KIENER PLAZA

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

RICK SPECTOR

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314.708.2009 (MOBILE)

RICK@L3CORP.NET

GO TO:

SITE PLAN

ZOOM MARKET AERIAL

MARKET AERIAL

VISIT METRICS

JAN 1st, 2023 - DEC 31st, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



652 K

VISITORS



386.6 K

VISIT FREQUENCY



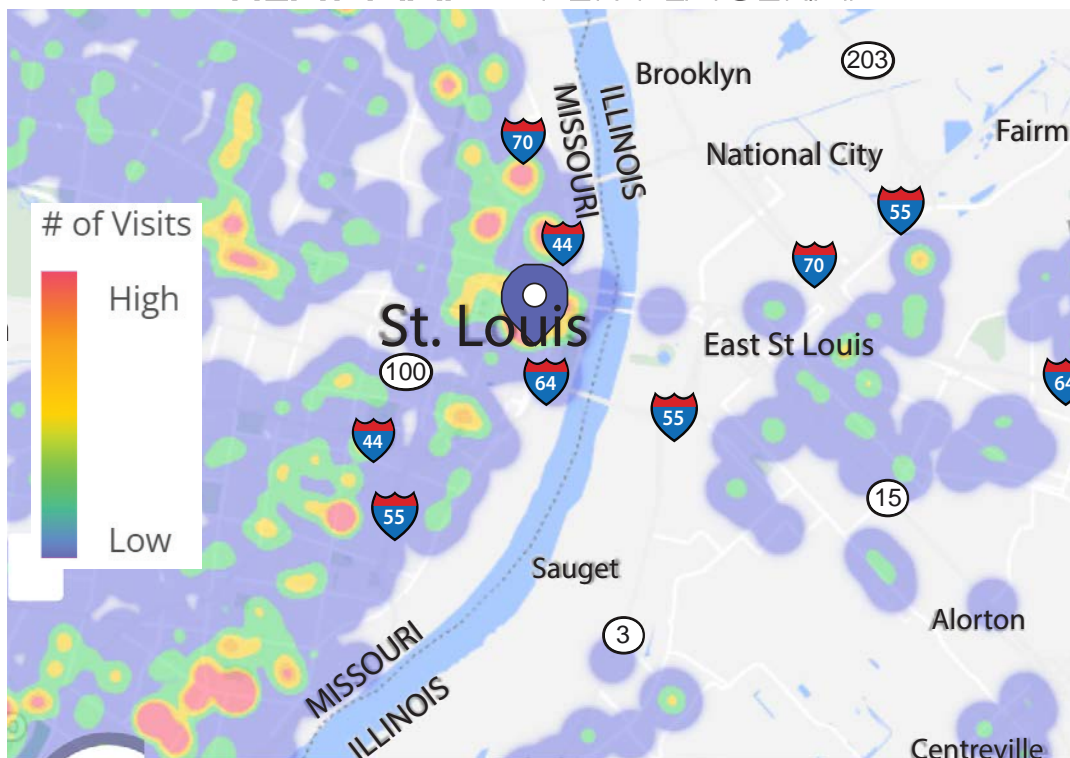
1.69

AVG. DWELL TIME



89 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		12,561	74,416	214,790
HOUSEHOLDS		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		7,111	33,570	93,494
AVG HH INCOME		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		\$78,841	\$69,863	\$66,000



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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.

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SITE PLAN

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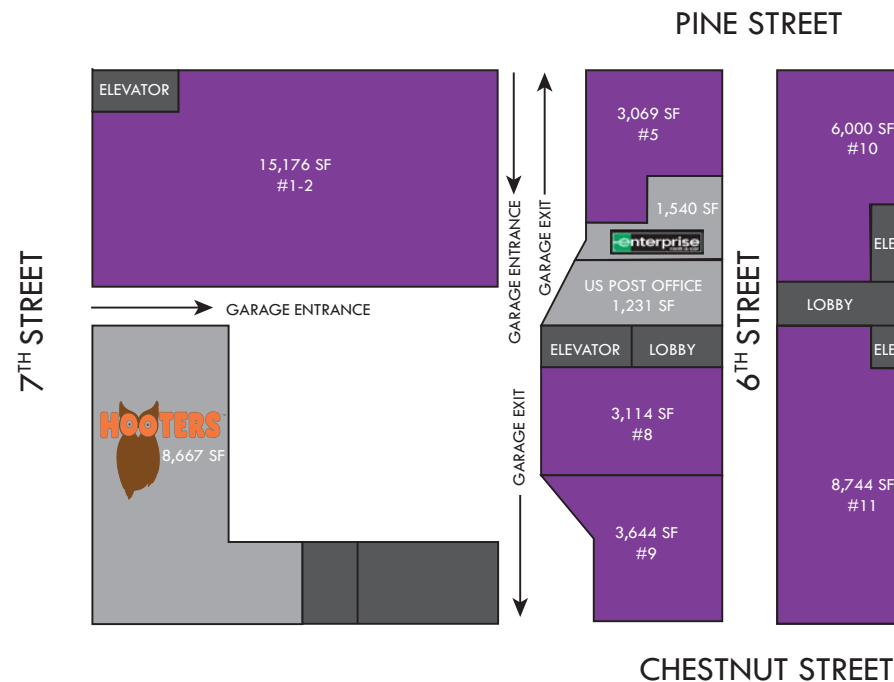
RICK@L3CORP.NET

SPACE

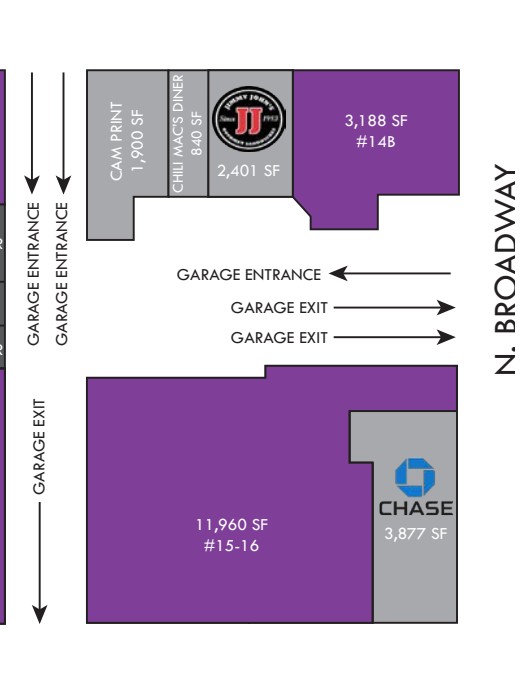
SF

1-2	15,176 SF
5	3,069 SF
8	3,114 SF
9	3,644 SF
10	6,000 SF
11	8,744 SF
14B	3,188 SF
15-16	11,960 SF

KIENER WEST



KIENER EAST



- \$380 MILLION DOLLAR RENOVATION TO THE GATEWAY ARCH GROUNDS COMPLETED IN 2018
- THE CLOSEST PUBLIC PARKING GARAGE TO THE GATEWAY ARCH WITH OVER 2,500 PARKING SPOTS
- OVER 2,000,000 PEOPLE PER YEAR WALK PAST THE SITE TO THE GATEWAY ARCH
- \$179 MILLION RETAIL TRADE, FOOD, AND DRINK PURCHASES ANNUALLY DOWNTOWN
- LARGEST CONCENTRATION OF RESTAURANTS IN DOWNTOWN ST. LOUIS WITH PARK AVE COFFEE AND RUTH'S CHRIS WITHIN A BLOCK OF THE SITE



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ZOOM MARKET AERIAL

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MARKET AERIAL

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