



STEELCOTE SQUARE

7 STEELCOTE SQUARE ST. LOUIS, MO 63103

TARGET & TOPGOLF OPENING 2023



STEELCOTE SQUARE

DEMOGRAPHICS

PLEASE CONTACT:

REBECCA THESSEN

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L³ CORPORATION

RICK SPECTOR

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GO TO:

ZOOM AERIAL

STEELCOTE CROSSING




STEELCOTE FLATS

MARKET AERIAL

DEMO REPORT



POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 13,906	<u>3 MILES</u> 143,867	<u>5 MILES</u> 314,073
HOUSEHOLDS		<u>1 MILE</u> 5,683	<u>3 MILES</u> 66,432	<u>5 MILES</u> 140,301
AVG HH INCOME		<u>1 MILE</u> \$63,096	<u>3 MILES</u> \$67,527	<u>5 MILES</u> \$65,595



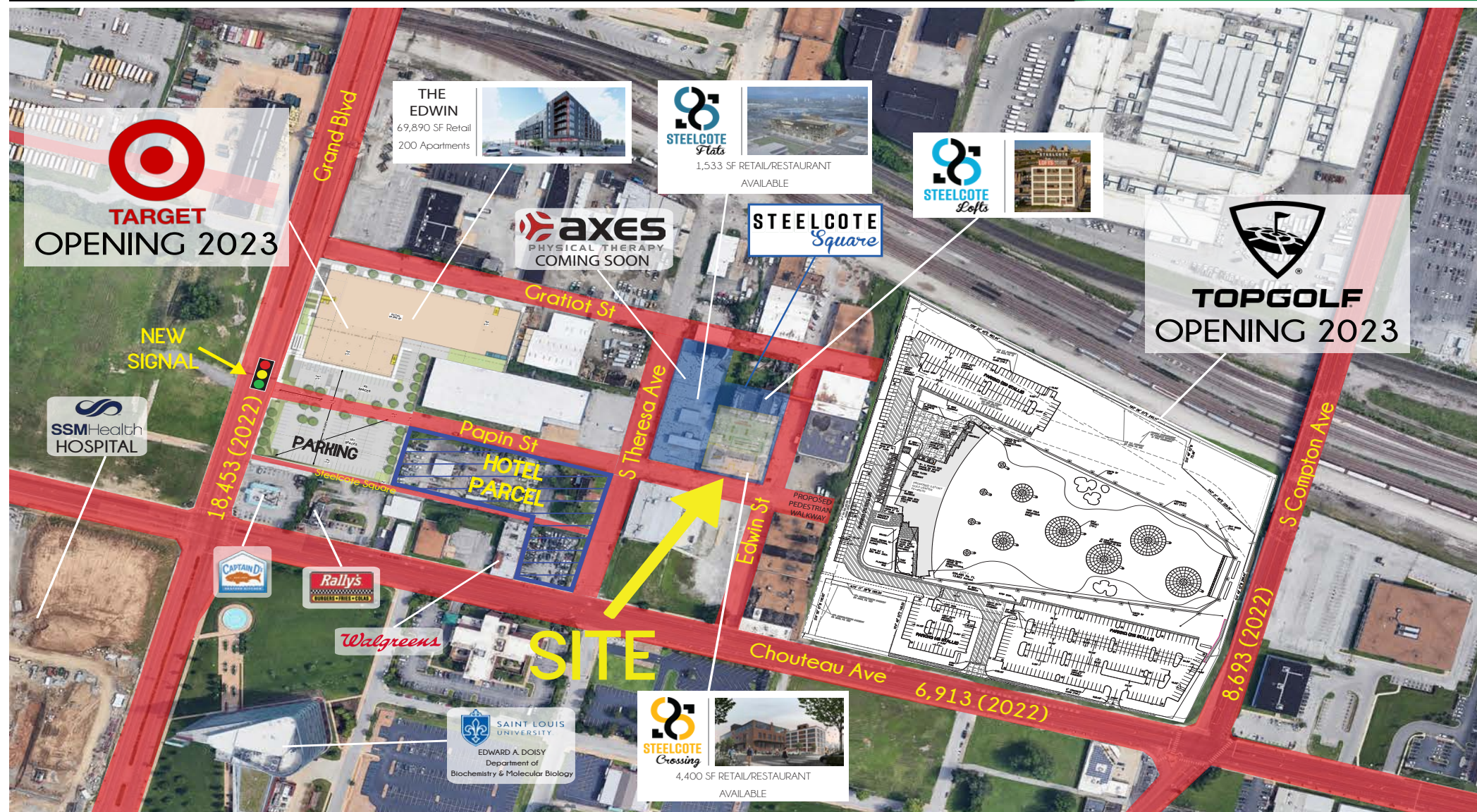
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STEELCOTE CROSSING

SITE PLAN

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- 4,400 SF SPACE ON THE GROUND FLOOR OF THE NEWLY REHABILITATED COLUMBIA OIL COMPANY BUILDING
- 1,500 SF PRIVATE PATIO
- POSITIONED AT STREET LEVEL UNDERNEATH 15 BRAND NEW LOFT UNITS
- 12'-19' FOOT CEILINGS IN THE SPACE PROVIDE AMPLE ROOM FOR ANY TENANT
- NEW 33-UNIT APARTMENT COMPLEX RECENTLY COMPLETED ACROSS THE PARKING LOT AND STEELCOTE FLATS (105 UNIT COMPLEX) OPENED ACROSS THE STREET EARLY SUMMER 2022
- IMMEDIATE ACCESS TO SAINT LOUIS UNIVERSITY
- ACROSS THE STREET, THE NEW \$550 MILLION SSM HEALTH SLU HOSPITAL EXPANSION OPENED SEPTEMBER 2020

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STEELCOTE FLATS

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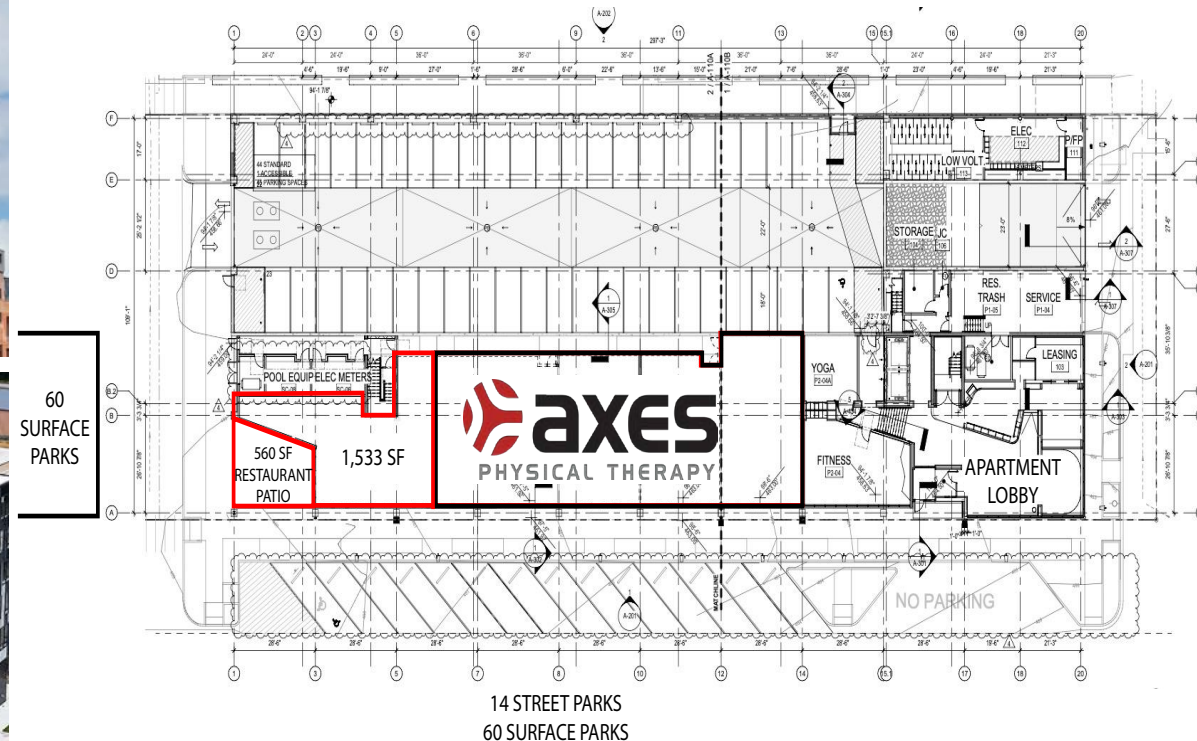
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- 1,533 SF OF RETAIL OR RESTAURANT SPACE NOW AVAILABLE
- 560 SF PATIO SPACE FOR NORTH END CAP RESTAURANT
- WALKING DISTANCE TO THE ONLY URBAN TARGET IN ST. LOUIS
- DESIGNATED RETAIL PARKING TO SERVE ALL RETAIL SPACES.
- 105 APARTMENTS (+/- 150 RESIDENTS) LIVE ABOVE THE RETAIL SPACE
- OVER 400 NEW RESIDENTS LIVE WITHIN THE STEELCOTE DEVELOPMENT BUILDINGS

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