



Discounted Rent:
\$1,000/Month
for the First
Lease Year!

5001 LINDENWOOD AVE

SAINT LOUIS, MO 63109

3,137 SF RETAIL SPACE WITH GREAT PATIO

ONLY ONE BLOCK AWAY FROM CHIPPEWA ST AND S. KINGSHIGHWAY BLVD



5001 LINDENWOOD AVE

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)




314.620.0093 (MOBILE)

REBECCA@L3CORP.NET



- DISCOUNTED RENT OF \$1,000/ MONTH FOR THE FIRST LEASE YEAR!
- FORMER RESTAURANT SPACE ON FIRST LEVEL WITH PATIO
- EXISTING INFRASTRUCTURE IN PLACE
- WIDE OPEN LAYOUT
- SPACE CAN BE DEMISED
- ADDITIONAL LOWER LEVEL INCLUDED WITH NO CHARGE
- TENANT RESPONSIBLE FOR GAS AND ELECTRIC, NO NNN CHARGES!
- CALL BROKER FOR ADDITIONAL DETAILS

POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 24,809	<u>3 MILES</u> 176,944	<u>5 MILES</u> 358,961
HOUSEHOLDS		<u>1 MILE</u> 11,951	<u>3 MILES</u> 81,170	<u>5 MILES</u> 164,291
AVG HH INCOME		<u>1 MILE</u> \$69,287	<u>3 MILES</u> \$71,987	<u>5 MILES</u> \$81,832

VIEW &
DOWNLOAD:

DEMO REPORT



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MARKET AERIAL

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