



1900 MARCONI AVE

SAINT LOUIS, MO 63110

Rare Retail Opportunity in The Heart of The Hill!

XTEAM
RETAIL ADVISORS

1900 MARCONI AVE

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

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- PRIME RETAIL SUITE AVAILABLE IN THE HEART OF THE HILL
- 2,120 SQ. FT. IDEAL FOR RETAIL OR OFFICE
- CONVENIENTLY LOCATED AT THE INTERSECTION OF SHAW AVE. AND MARCONI AVE.
- EXCELLENT VISIBILITY AND FOOT TRAFFIC
- LARGE WINDOW BAYS ALONG THE BUILDING PROVIDING AMPLE NATURAL LIGHT
- CALL BROKER FOR ADDITIONAL DETAILS

POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 10,406	<u>3 MILES</u> 177,049	<u>5 MILES</u> 388,705
HOUSEHOLDS		<u>1 MILE</u> 5,328	<u>3 MILES</u> 82,020	<u>5 MILES</u> 175,238
AVG HH INCOME		<u>1 MILE</u> \$73,775	<u>3 MILES</u> \$81,613	<u>5 MILES</u> \$84,323

VIEW &
DOWNLOAD:

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.

THE HILL ZOOM AERIAL

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MARKET AERIAL

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