



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

REBECCA THESSSEN

314.282.9836 (DIRECT)




314.620.0093 (MOBILE)

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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



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THE HILL ZOOM AERIAL

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MARKET AERIAL

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