



SITE



555 WASHINGTON AVENUE

ST. LOUIS, MO 63101

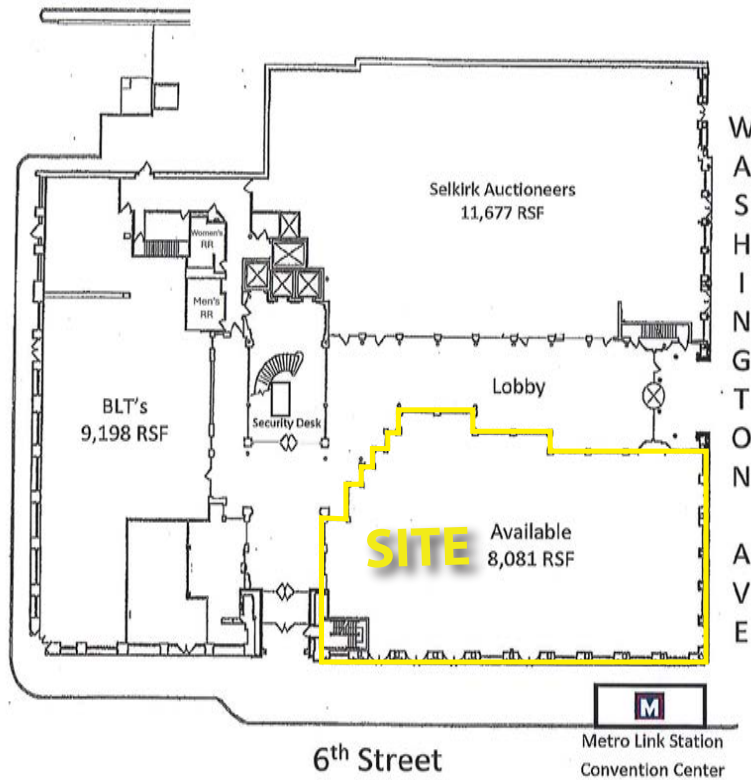
HIGH TRAFFIC, HIGH VISIBILITY RETAIL SPACE
AVAILABLE FOR LEASE IN DOWNTOWN ST. LOUIS

XTEAM
RETAIL ADVISORS




555 WASHINGTON AVENUE

SITE PLAN & DEMOS

PLEASE CONTACT: L³ CORPORATION
HYLE STEINER
314.282.9835 (DIRECT)
314.313.6323 (MOBILE)
HSTEINER@L3CORPORATION.COM



POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
 <u>1 MILE</u> 12,908	 <u>1 MILE</u> 7,398	 <u>1 MILE</u> \$76,396
<u>3 MILES</u> 67,085	<u>3 MILES</u> 32,550	<u>3 MILES</u> \$67,870
<u>5 MILES</u> 197,619	<u>5 MILES</u> 92,814	<u>5 MILES</u> \$65,891

VIEW & DOWNLOAD:

**DEMO
REPORT**

- 8,081 SF OF FIRST FLOOR RETAIL SPACE AT THE SIGNALIZED CORNER OF 6TH STREET AND WASHINGTON AVENUE
- CAN BE DEMISED TO AS LITTLE AS 2,500 SF FOR RESTAURANT TENANTS
- THE BUILDING OFFERS 24/7 PROPERTY MANAGEMENT AND SECURITY WITH ABUNDANT PARKING NEARBY AND METROLINK STATION ON SITE
- INCENTIVES AVAILABLE FOR NEW RETAILERS IN DOWNTOWN INCLUDING TENANT CONSTRUCTION DOLLARS, RENT GUARANTEES, AND SIDEWALK/PATIO IMPROVEMENT DOLLARS. LEARN MORE [HERE](#).

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ZOOM AERIAL

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MARKET AERIAL

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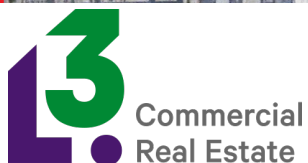
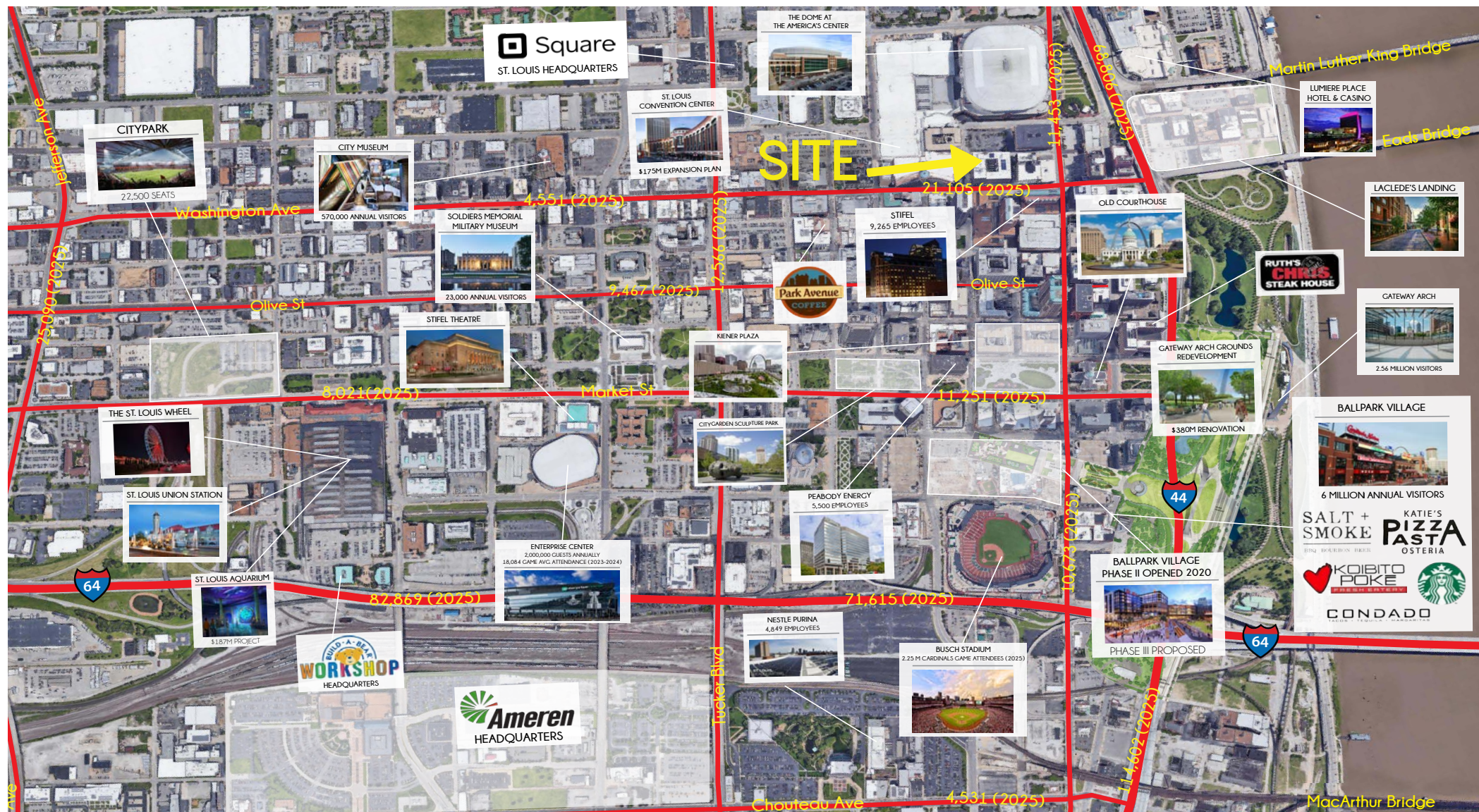
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