

L3.



555 WASHINGTON AVENUE

ST. LOUIS, MO 63101

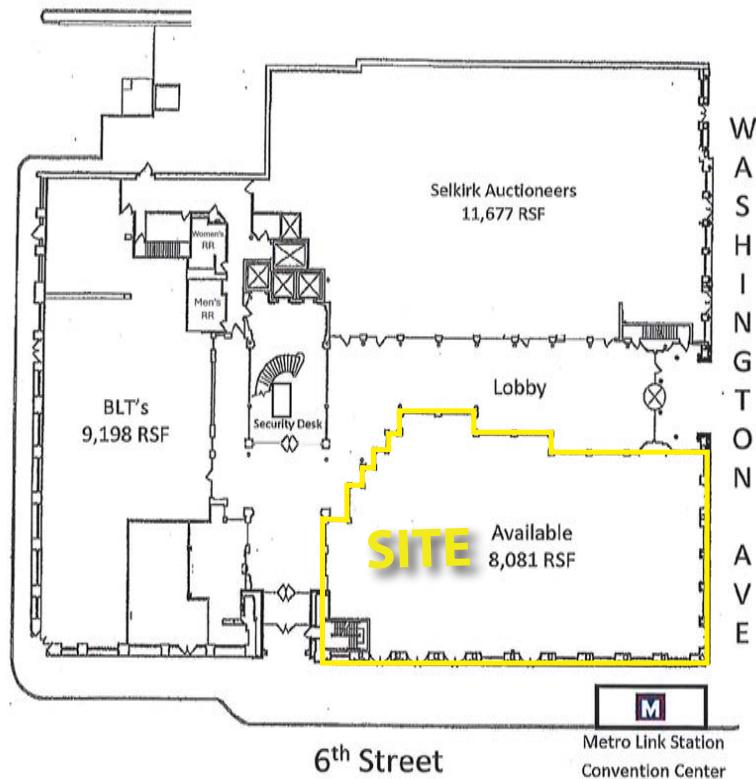
HIGH TRAFFIC. HIGH VISIBILITY RETAIL SPACE
AVAILABLE FOR LEASE IN DOWNTOWN ST. LOUIS

XTEAM
RETAIL ADVISORS

555 WASHINGTON AVENUE

SITE PLAN & DEMOS

PLEASE CONTACT:
L³ CORPORATION
KYLE STEINER
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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

- 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](#).

VIEW & DOWNLOAD:

DEMO
REPORT

555 WASHINGTON AVENUE

ZOOM AERIAL

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MARKET AERIAL

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