



SITE



555 WASHINGTON AVENUE

ST. LOUIS, MO 63101

XTEAM
RETAIL ADVISORS

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

555 WASHINGTON AVENUE

SITE PLAN & DEMOS

PLEASE CONTACT:

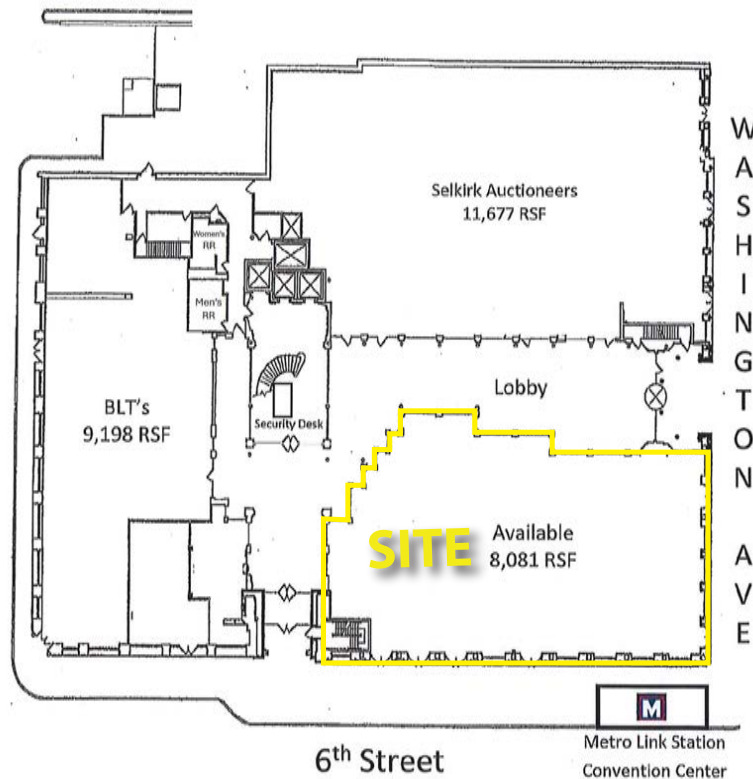
L³ CORPORATION

HYLE STEINER




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POPULATION ANALYSIS

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