



**6736 CHIPPEWA STREET**

SAINT LOUIS, MO 63109

**1,200 SF PRIME RETAIL/OFFICE  
LOCATED NEXT TO TED DREWES**





# 6736 CHIPPEWA STREET

## PICTURE & DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

RICK SPECTOR

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- 1,200 SF PRIME RETAIL/ OFFICE NEXT TO TED DREWES IN SOUTH CITY
- \$22.00/ SF NNN
- HIGH FOOT TRAFFIC AND GREAT VISIBILITY
- ADJOINING TENANTS INCLUDE: CHOCOLATE CHOCOLATE COMPANY AND FORTUNE EXPRESS RESTAURANT
- REAR PARKING LOT AVAILABLE

### POPULATION ANALYSIS

POPULATION	1 MILE	3 MILES	5 MILES
	17,157	146,673	374,781
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	8,476	71,496	173,113
AVG HH INCOME	1 MILE	3 MILES	5 MILES
	\$100,885	\$93,938	\$108,171

VIEW &  
DOWNLOAD:

DEMO  
REPORT

VIRTUAL  
WALKTHROUGH:





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## MARKET AERIAL

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