



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: L³ CORPORATION
RICK SPECTOR
314.282.9827 (DIRECT)
314.708.2009 (MOBILE)
RICK@L3CORP.NET

POPULATION ANALYSIS

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



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

VIEW &
DOWNLOAD:
DEMO REPORT



VIRTUAL
WALKTHROUGH:
360°

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

6736 CHIPPEWA STREET

MARKET AERIAL

PLEASE CONTACT:

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.