



DEBALIVIERE AVE 5,600 VPD (2025)



**EXPO AT FOREST PARK**  
299 DEBALIVIERE AVENUE ST. LOUIS, MO 63112  
2,098 SF TO 14,799 SF OF PREMIER RETAIL/COMMERCIAL  
SPACE AVAILABLE AT UPSCALE FOREST PARK  
URBAN APARTMENT COMMUNITY

# EXPO AT FOREST PARK

## FLOOR PLAN - NORTH BUILDING & DEMOS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

LAYLA MABIE

RICK SPECTOR

314.282.9838 (DIRECT)

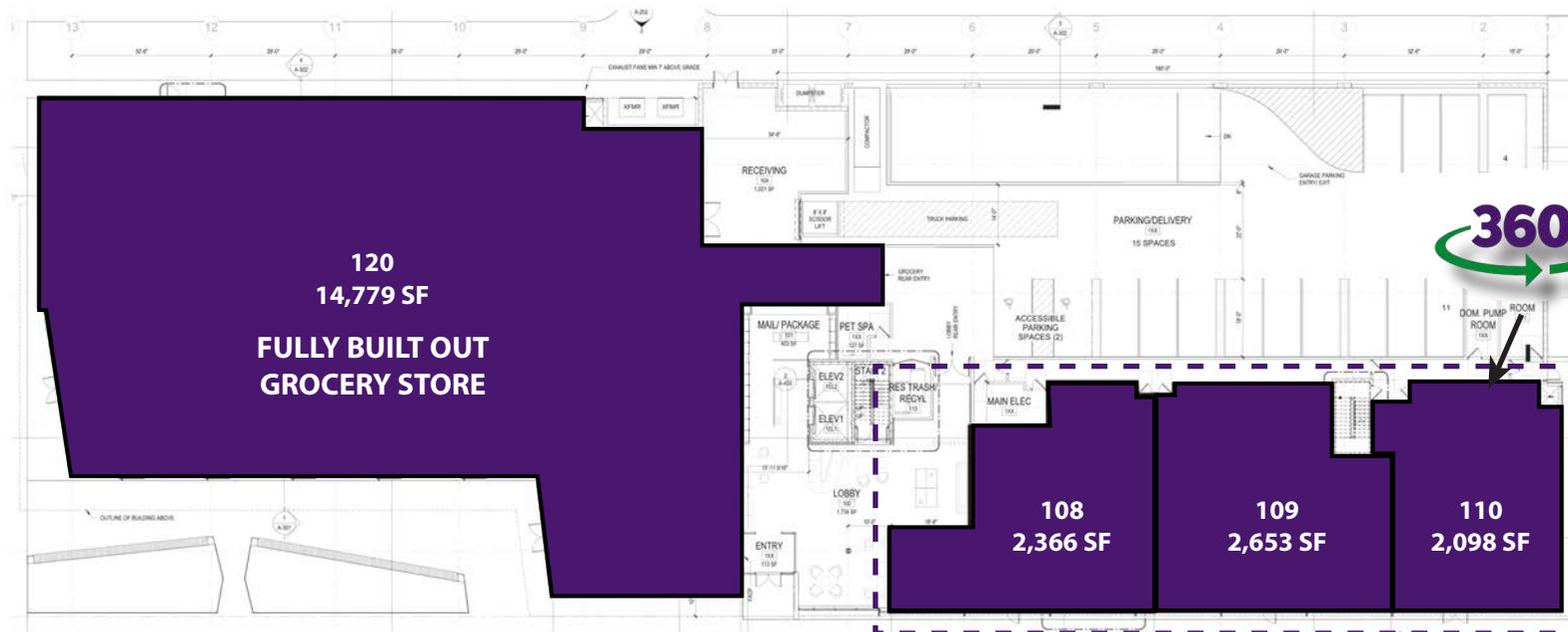
314.282.9827 (DIRECT)

314.399.0282 (MOBILE)

314.708.2009 (MOBILE)

LMABIE@L3CORPORATION.COM

RSPECTOR@L3CORPORATION.COM



DEBALIVIERE AVE 5,600 VPD (2025)

- 2,098 SF TO 14,779 SF OF PRIME RETAIL SPACE AVAILABLE
- TURNKEY GROCERY STORE AVAILABLE
- 288 LUXURY APARTMENT UNITS WITH 361 ON-SITE PARKING SPACES
- EXCELLENT TRANSIT & PARKING ACCESS
- LOCATED NEXT TO THE FOREST PARK-DEBALIVIERE METROLINK STATION WHICH IS RANKED 2ND BUSIEST OUT OF 38 WITH OVER 4,000 AVERAGE DAILY RIDERS AND 731 WEEKLY TRAIN STOPS, SERVING AS A KEY HUB WITHIN METRO TRANSIT'S 7.1 MILLION ANNUAL METROLINK RIDERS
- PREMIER LOCATION, POSITIONED BETWEEN FOREST PARK, CENTRAL WEST END, AND CLAYTON - ST. LOUIS' MOST DYNAMIC URBAN HUBS

## POPULATION ANALYSIS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		14,634	140,369	356,448
HOUSEHOLDS		7,463	65,781	166,665
AVG HH INCOME		\$89,143	\$106,555	\$96,938

VIEW & DOWNLOAD: **DEMO REPORT**

# EXPO AT FOREST PARK

## FLOOR PLAN - SOUTH BUILDING

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

LAYLA MABIE

RICK SPECTOR

314.282.9838 (DIRECT)

314.282.9827 (DIRECT)

314.399.0282 (MOBILE)

314.708.2009 (MOBILE)

LMABIE@L3CORPORATION.COM

RSPECTOR@L3CORPORATION.COM



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.

# EXPO AT FOREST PARK

## AERIAL

PLEASE CONTACT: L<sup>3</sup> CORPORATION

LAYLA MABIE RICK SPECTOR

314.282.9838 (DIRECT) 314.282.9827 (DIRECT)

314.399.0282 (MOBILE) 314.708.2009 (MOBILE)

LMABIE@L3CORPORATION.COM RSPECTOR@L3CORPORATION.COM



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.