



PROPERTY DESCRIPTION

Situated above a retail shop in the Central West End, 4734 McPherson Ave is a prime opportunity for office tenants. The +/- 1,430 SF of space offers potential for three (3) to six (6) offices, a common area, and includes two (2) bathrooms and a kitchenette. The area boasts numerous walkable dining and entertainment venues, as well as easy access to I-64. Plenty of parking is available for tenants in a nearby secure lot.

PROPERTY HIGHLIGHTS

- +/- 1,430 SF for Lease
- \$22.00 SF/yr (Modified Gross)
- Prime Opportunity for Office Tenants
- Space for Several Offices + Common Area
- Two Bathrooms and a Kitchenette
- Located in the Central West End
- Abundant Parking in Nearby Lot

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	+/- 1,430 SF
Building Size:	+/- 8,485 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,321	4,450	11,890
Total Population	2,263	7,482	20,877
Average HH Income	\$106,685	\$99,412	\$87,593



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
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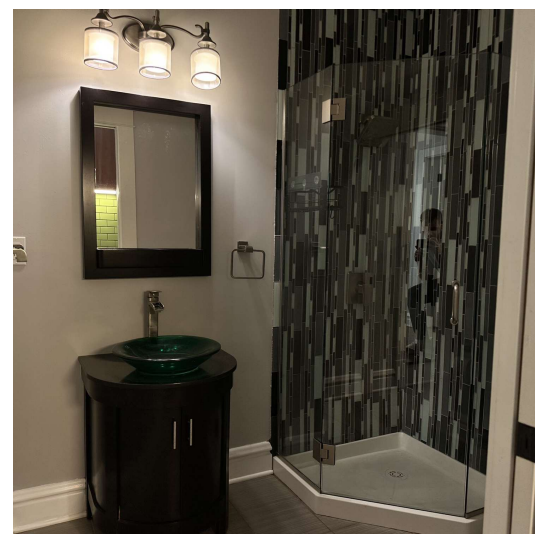
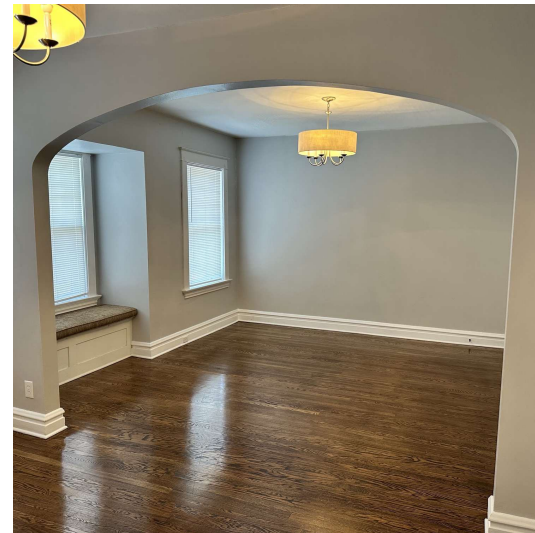
BEN GRUENDER

314.931.0635

BGRUENDER@SALIENTREALTYGROUP.COM

ASSOCIATE

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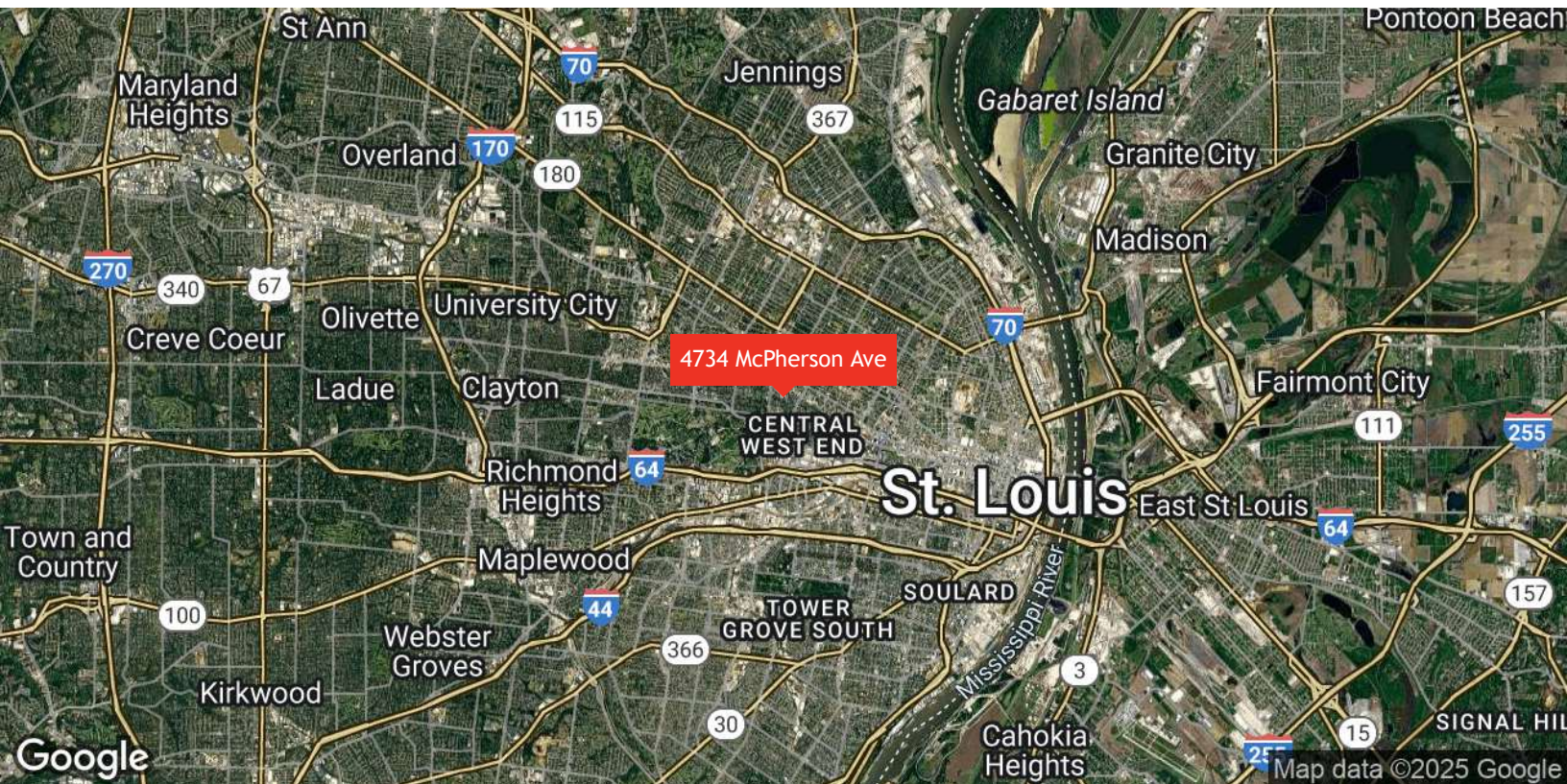
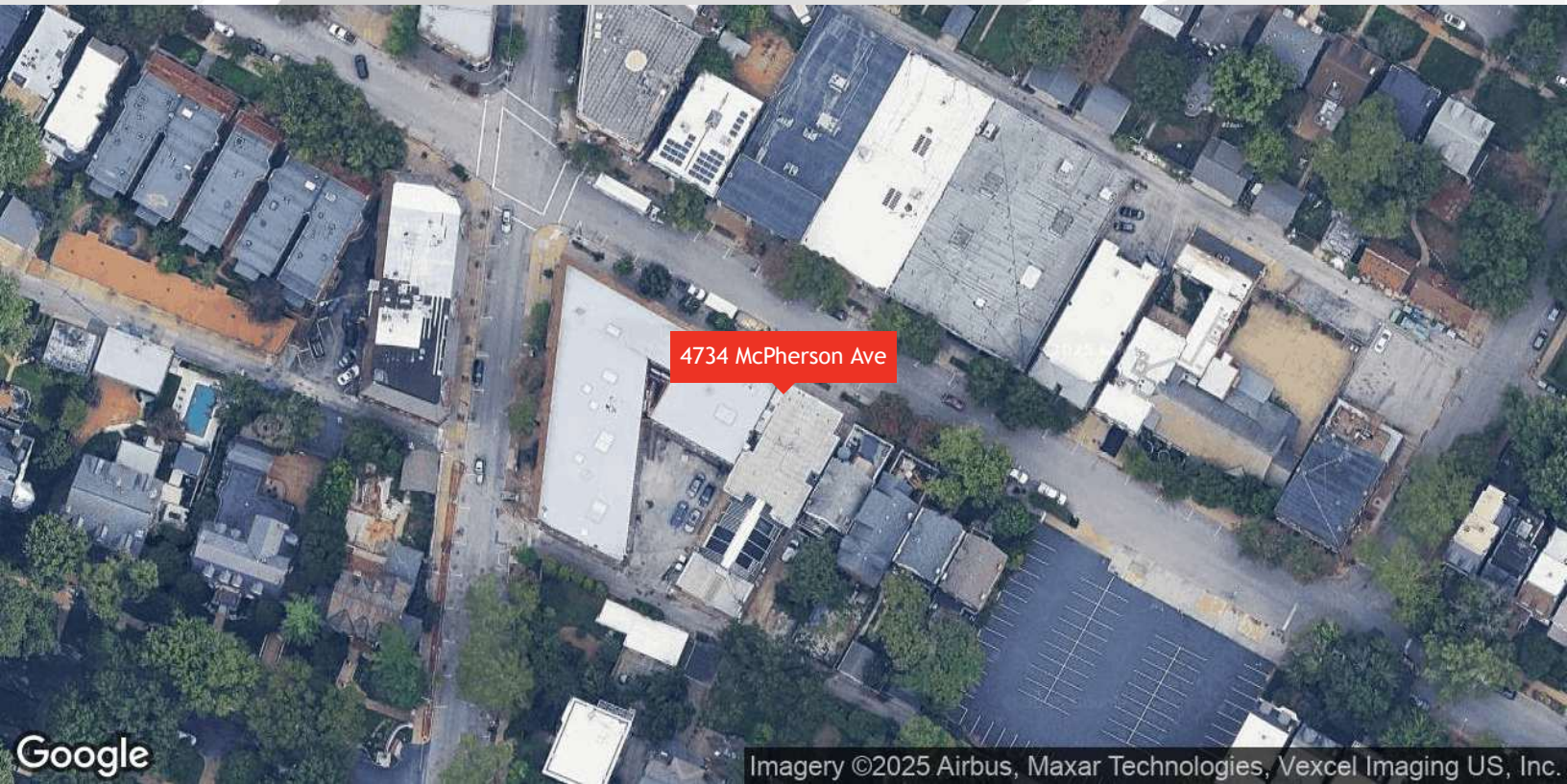
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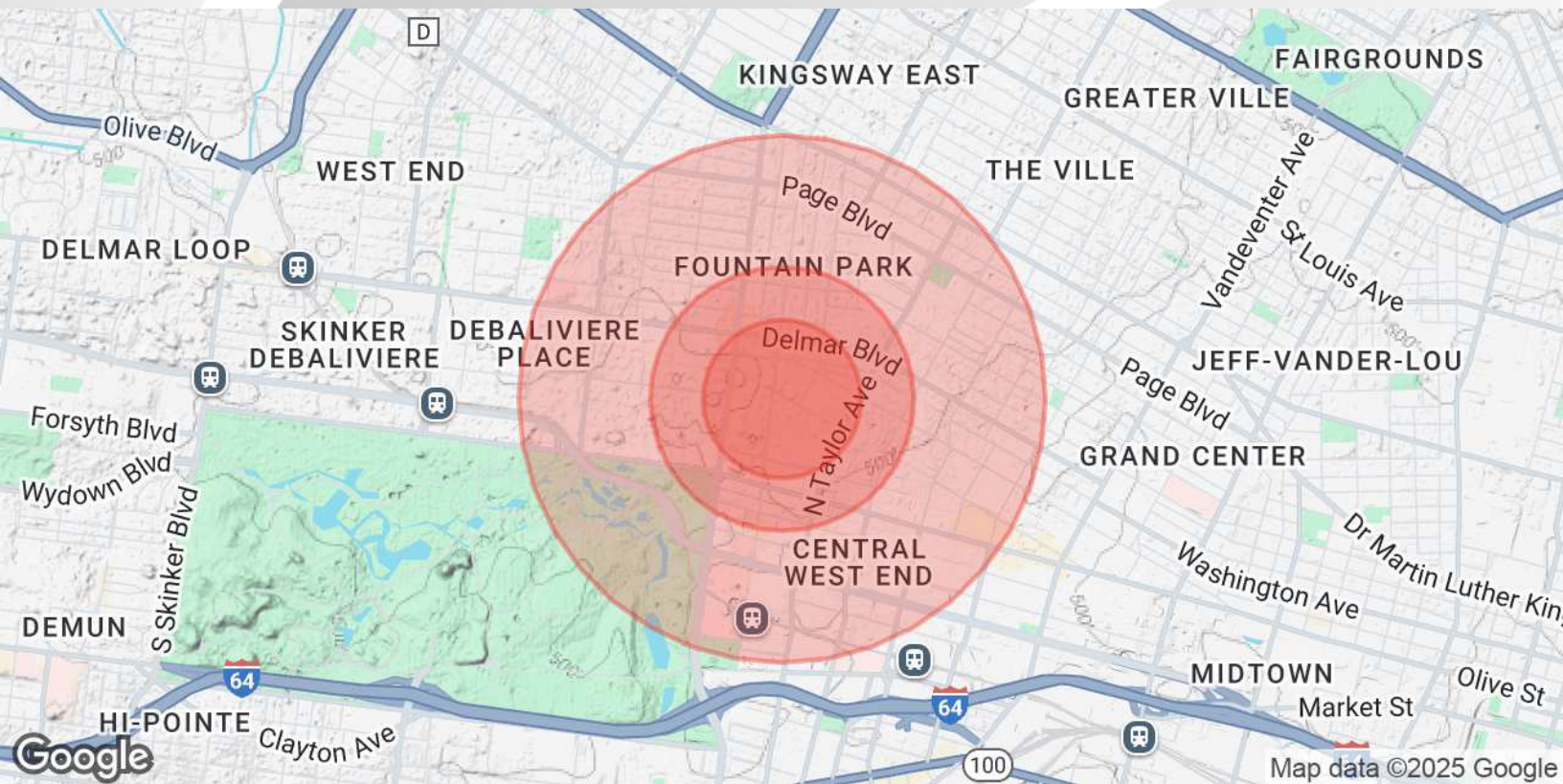
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	2,263	7,482	20,877
Average Age	40	40	40
Average Age (Male)	40	41	40
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	1,321	4,450	11,890
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$106,685	\$99,412	\$87,593
Average House Value	\$567,291	\$524,698	\$430,275

Demographics data derived from AlphaMap



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