

#### RETAIL SPACE 6329 DELMAR BOULEVARD, ST. LOUIS, MO, 63130

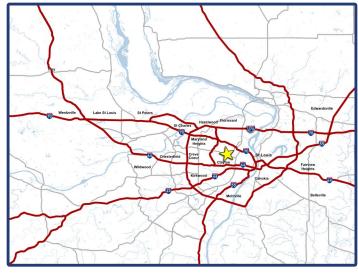


### FOR LEASE

### SPACE AVAILABLE 1,968 SF

### DESCRIPTION

- Located in the Heart of the Delmar Loop, which was voted one of the "10 best streets in the USA"
- Located adjacent to the Washington University -15,000+ students
- Former Fro-Yo
- \$28.50 PSF NNN



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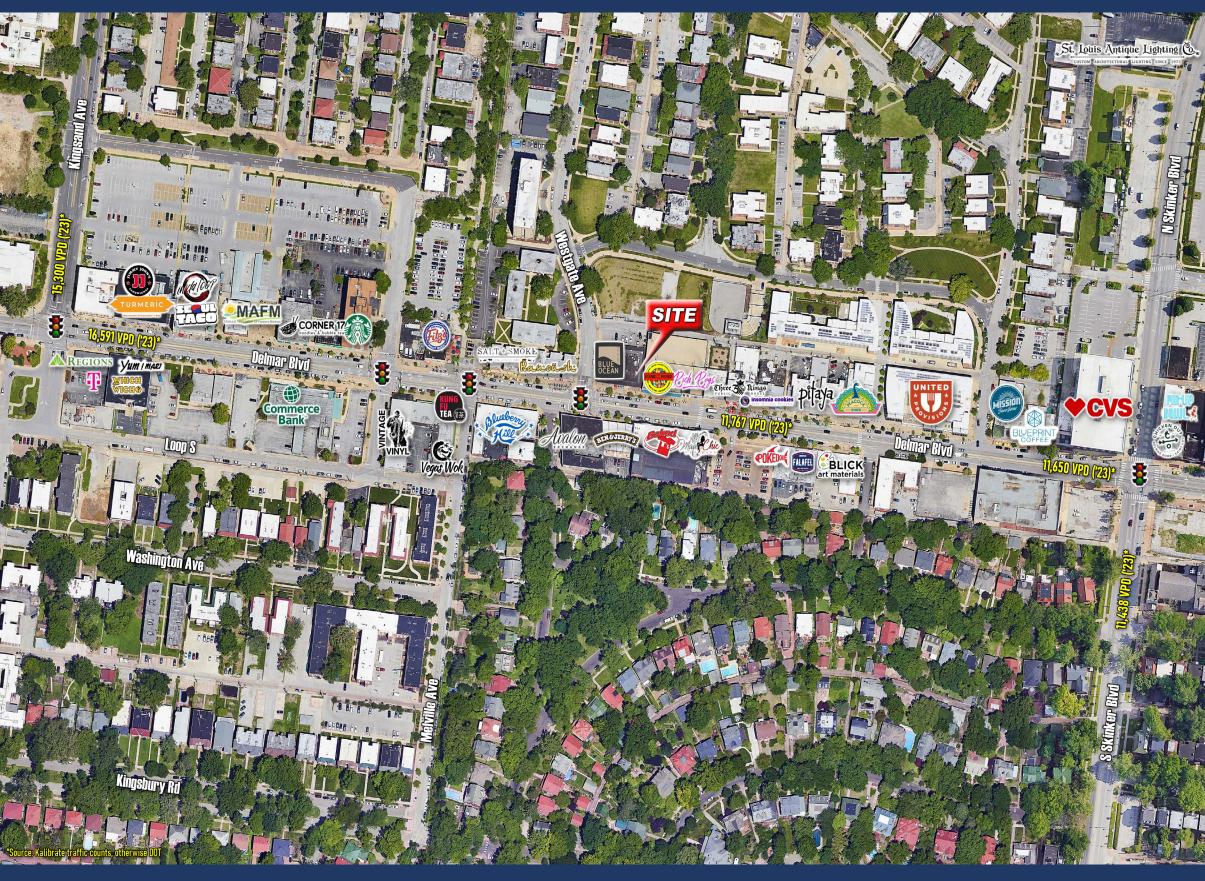
727 CRAIG RD. SUITE 100 ST. LOUIS, MO 63141

### FOR INFORMATION

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### **RETAIL AERIAL**



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### **RETAIL SPACE** 6329 DELMAR BOULEVARD, ST. LOUIS, MO 63130

### **LOCATION**

Located on the northeast corner of Delmar Blvd & Westgate Ave in St. Louis, Missouri

### **2023 DEMOGRAPHIC SUMMARY**

**Category** Population Daytime Pop. Avg. HH Income

<u>1 mile</u> 21,569 24,469 \$113,203

3 miles 129,733 203,130 \$109,550

<u>5 miles</u> 325,601 420,336 \$96,583

### **TRAFFIC COUNTS**

Delmar Blvd: 16,591 VPD (Kalibrate 2023)

N Skinker Blvd: 11,438 VPD (Kalibrate 2023)

N Kingland Ave: 5,300 VPD (Kalibrate 2023)

### **TRAFFIC GENERATORS**

Washington University in St. Louis







ST. LOUIS

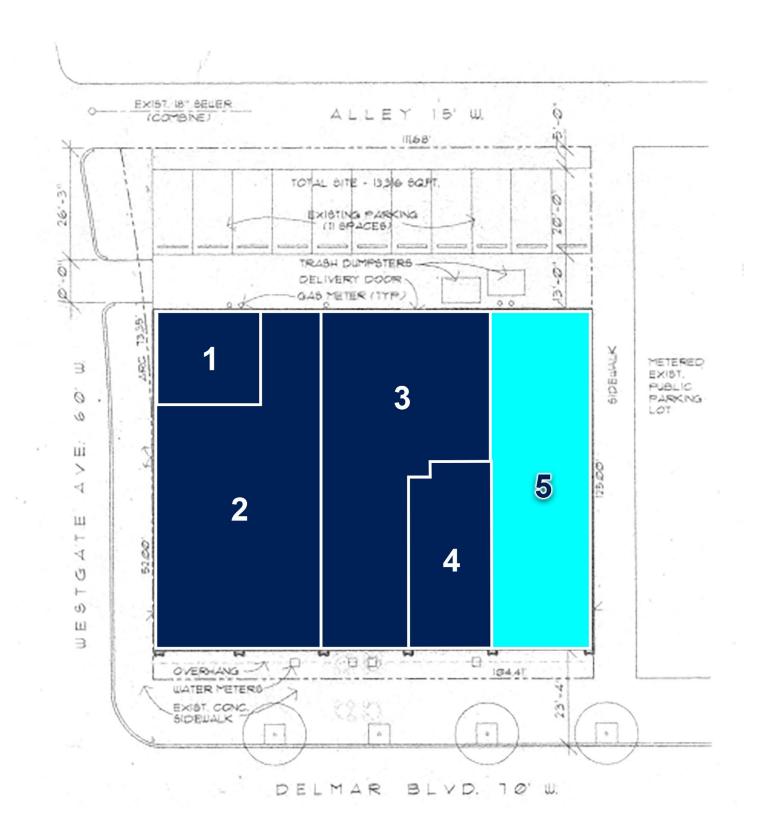
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# SITE PLAN

No	Address	Tenant	Area
1	602	Milano Kabob	700 SF
2	6335	Blue Ocean Restaurant	2,400 SF
3	6333	El Maguey Restaurant	2,360 SF
4	6331	CBD Kratom	800 SF
5	6329	AVAILABLE	1,968 SF



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### TRADE AERIAL

University City High School

Herman Park

Delmar Bivd

Forest Park Pkwy

University in St.Louis West Campus

Washington

: Kallbrate traffic counts, otherwise DOT

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Forsyth Blvd

SITE Washington University in St. Louis North Campus

**Olive Blvd** 

Washington

University in St.Louis

Fontbonne

Concordi Seminar CVS (23) Delmar Hall

Lindell Bivd

Forest Park Golf Course

> Saint Louis Art Museum

Saint Louis Zoo

KIPP Victory Academy

Crossroads College Prep

Missouri History Museum

Forest Park

### **RETAIL SPACE** 6329 DELMAR BOULEVARD, ST. LOUIS, MO 63130

– Soldan High School

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### ST. LOUIS COMMERCIAL REALTY

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## DEMOGRAPHICS

**Population** 

### **2023 DEMOGRAPHICS**

1-Mile

3-Mile

5-Mile

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### **Average Household Income**

21,569

129,733

325,601

1-Mile	\$113,203
3-Mile	\$109,550
5-Mile	\$96,583

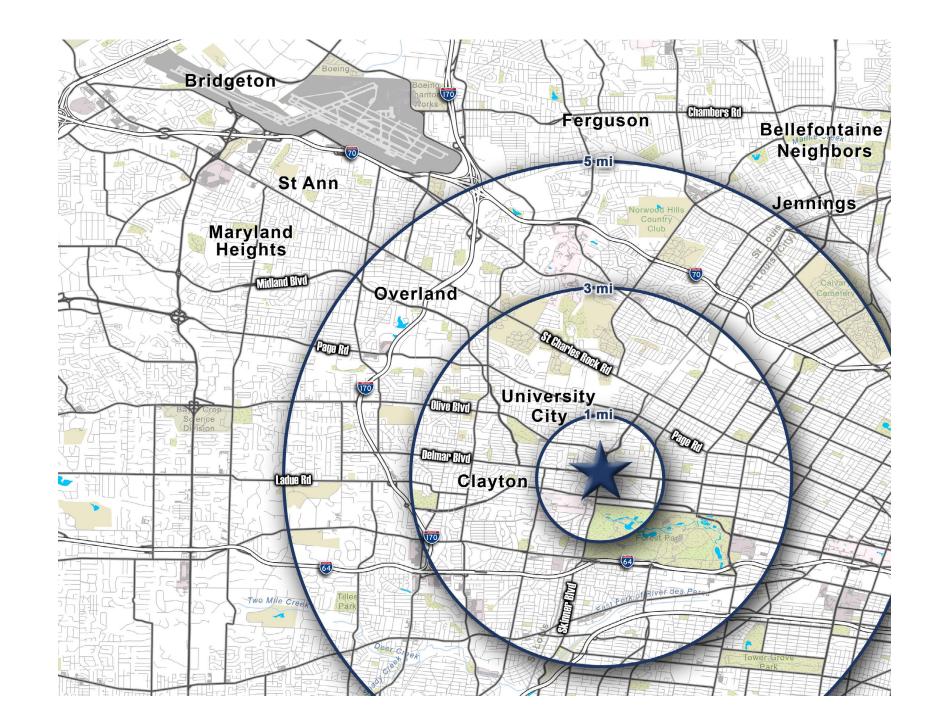
### Number of Households

1-Mile	7,913
3-Mile	30,927
5-Mile	150,332

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### **Daytime Population**

1-Mile	24,469
3-Mile	203,130
5-Mile	420,336



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