

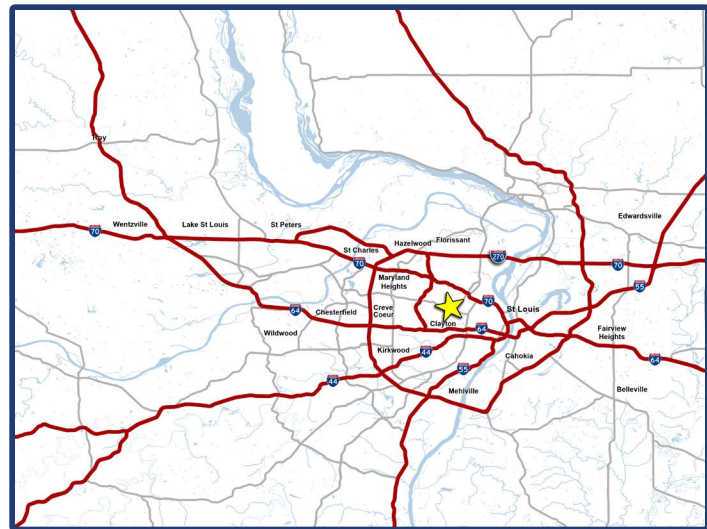


# FOR LEASE

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

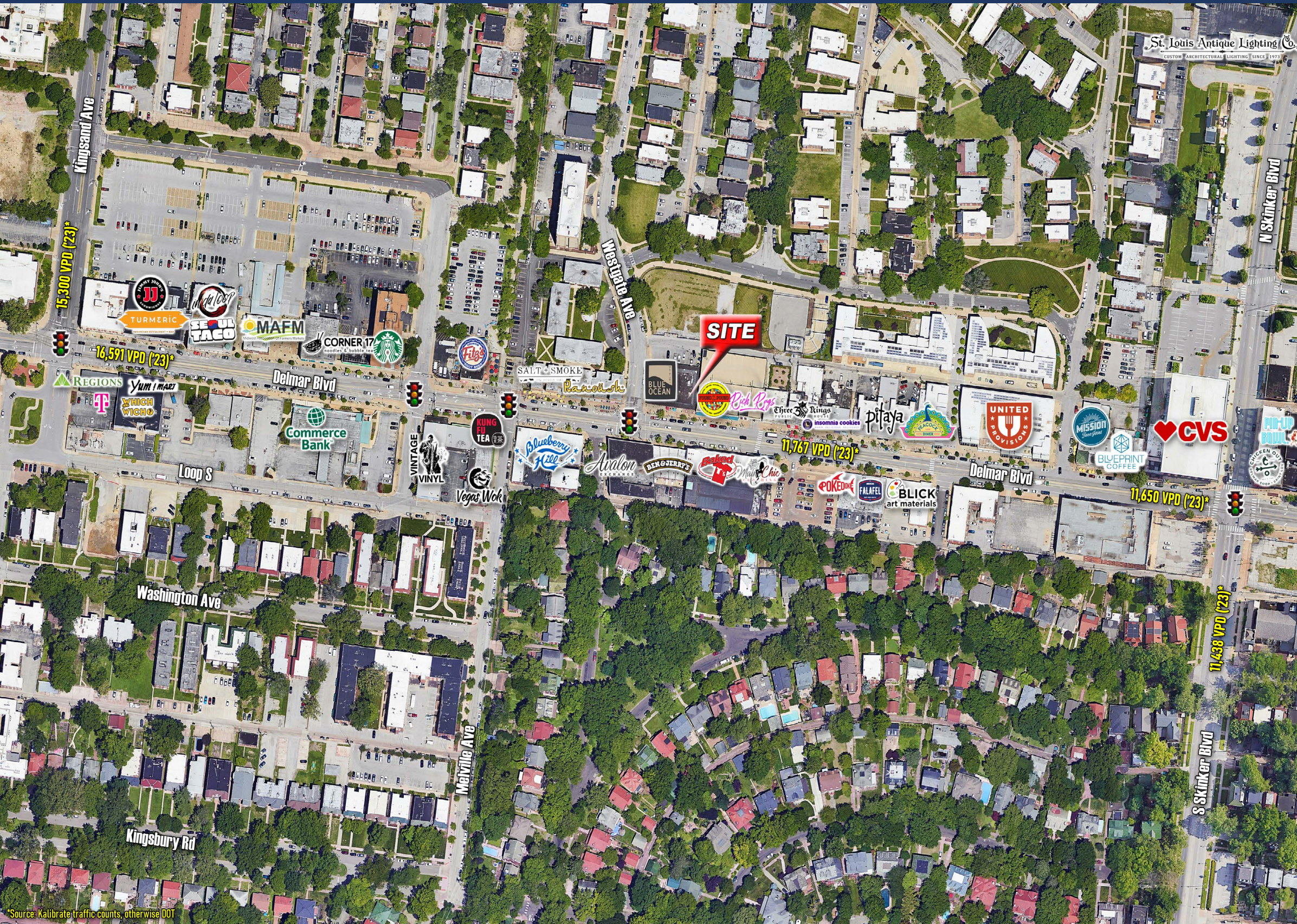




# RETAIL AERIAL

# 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	1 mile	3 miles	5 miles
Population	21,569	129,733	325,601
Daytime Pop.	24,469	203,130	420,336
Avg. HH Income	\$113,203	\$109,550	\$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



FOR INFORMATION (314) 567-9944

BRAD BUSCH  
BRAD.BUSCH@STLCOREALTY.COM

STAN HOFFMAN  
SLH@STLCOREALTY.COM

ST. LOUIS COMMERCIAL REALTY  
WWW.STLCOREALTY.COM  
727 CRAIG RD. SUITE 100  
ST. LOUIS, MO 63141

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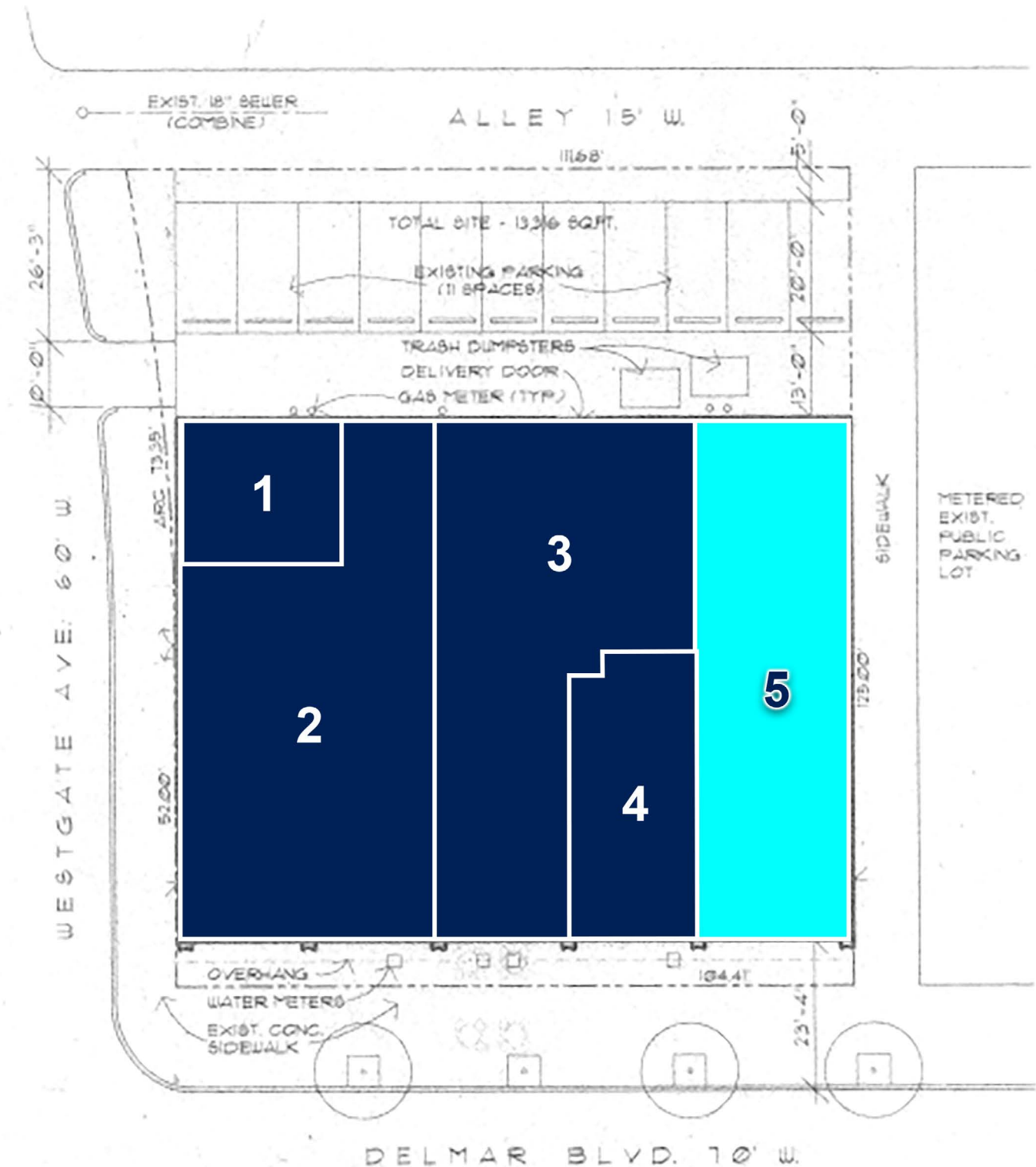
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# SITE PLAN

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

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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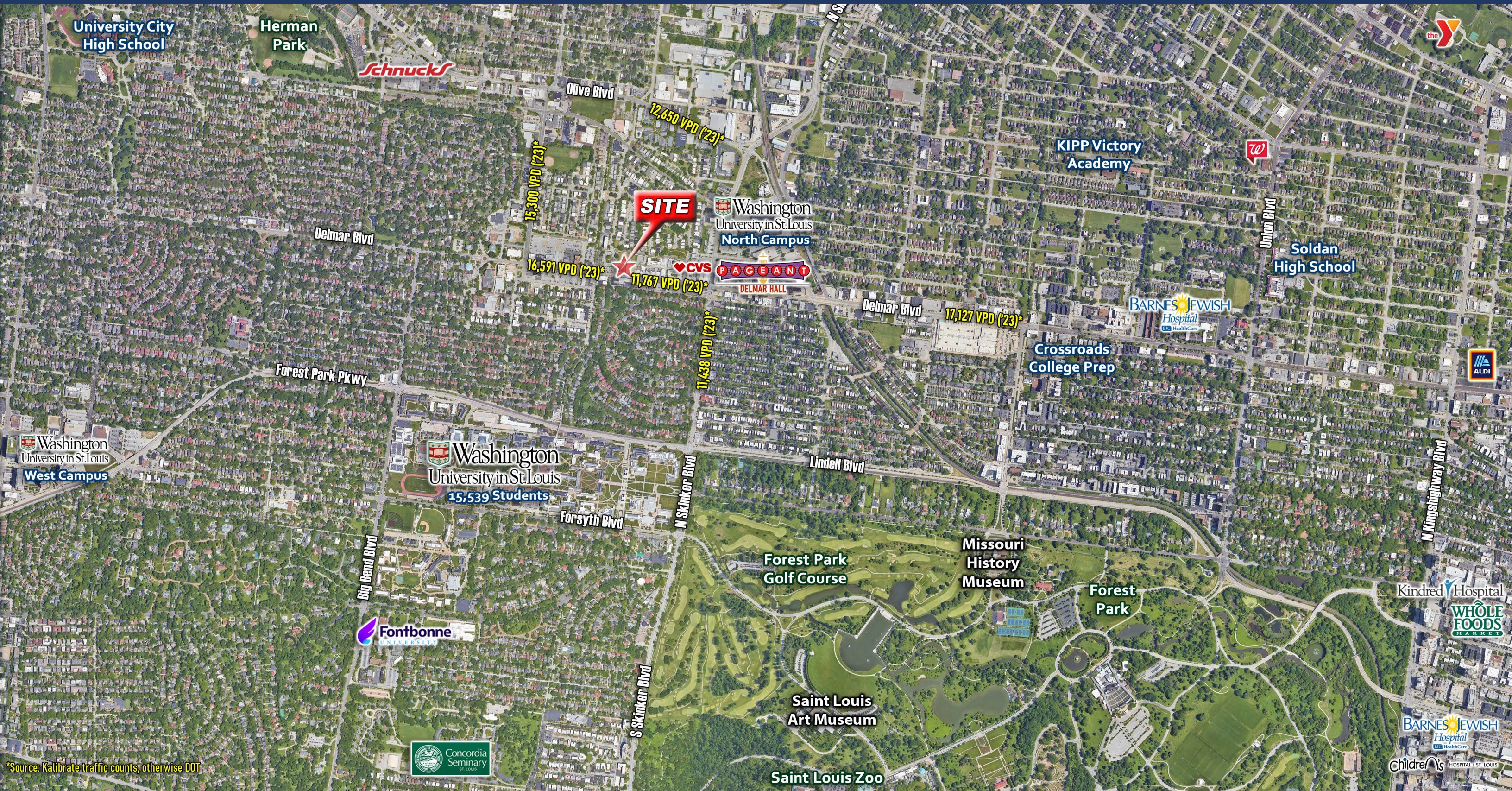
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WWW.STLCOREALTY.COM  
727 CRAIG RD. SUITE 100  
ST. LOUIS, MO 63141

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# TRADE AERIAL

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



\*Source: Kalibrate traffic counts, otherwise DOT

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## 2023 DEMOGRAPHICS



### Population

1-Mile	21,569
3-Mile	129,733
5-Mile	325,601



### Average Household Income

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



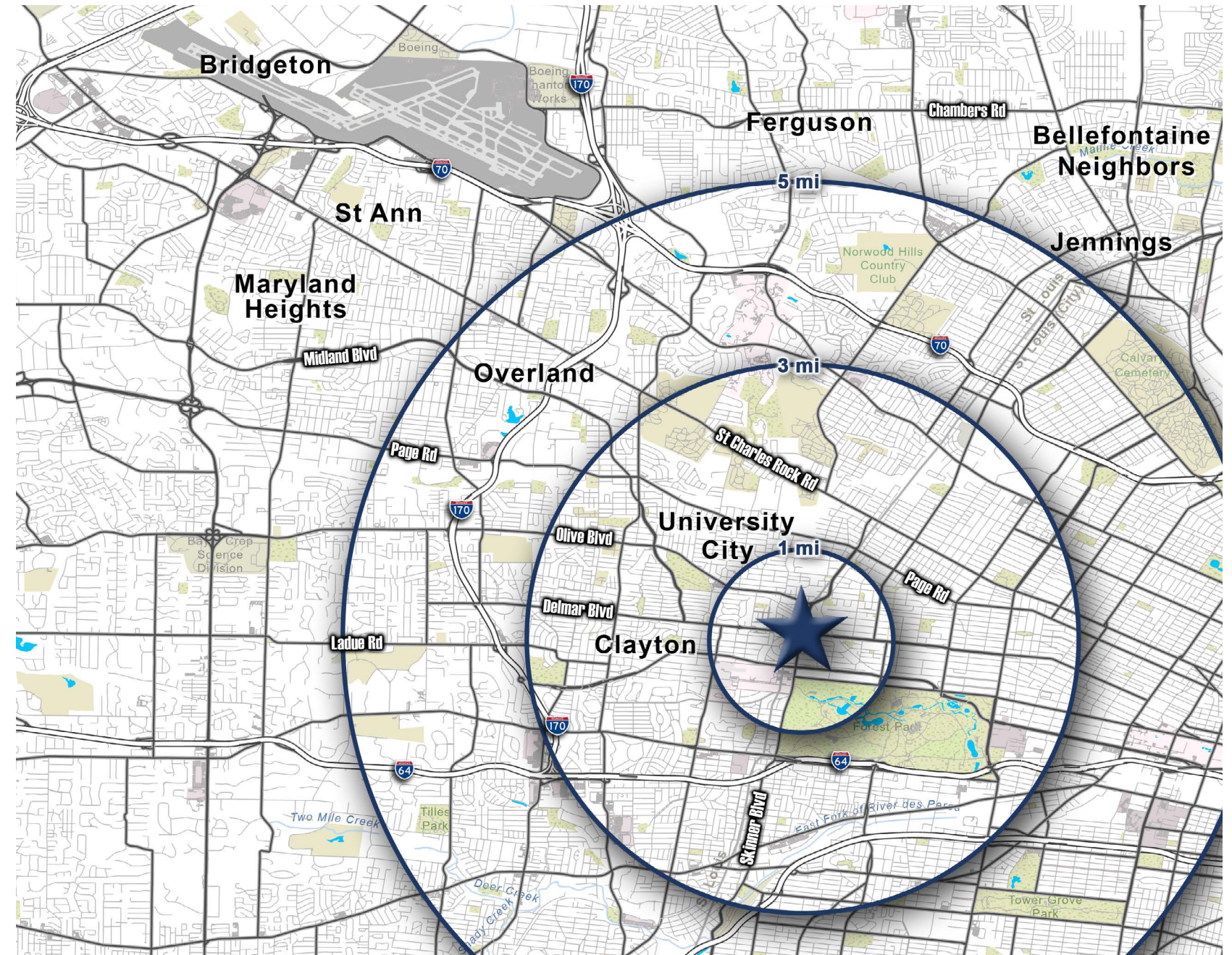
### Number of Households

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



### Daytime Population

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



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