

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

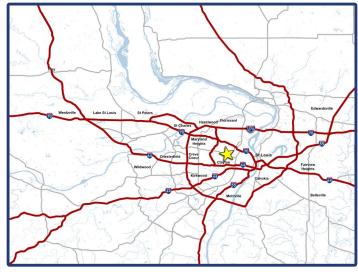


FOR LEASE

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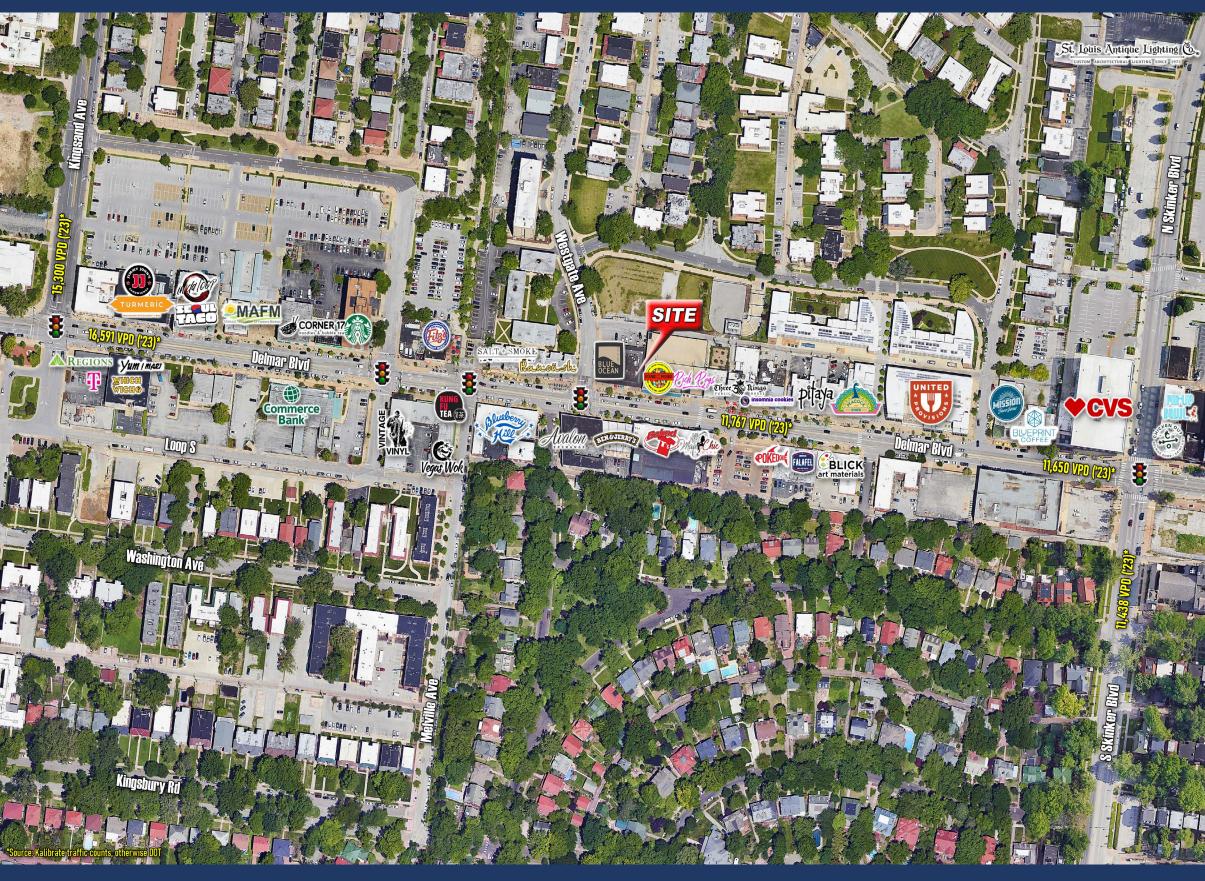
727 CRAIG RD. SUITE 100 ST. LOUIS, MO 63141

FOR INFORMATION

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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

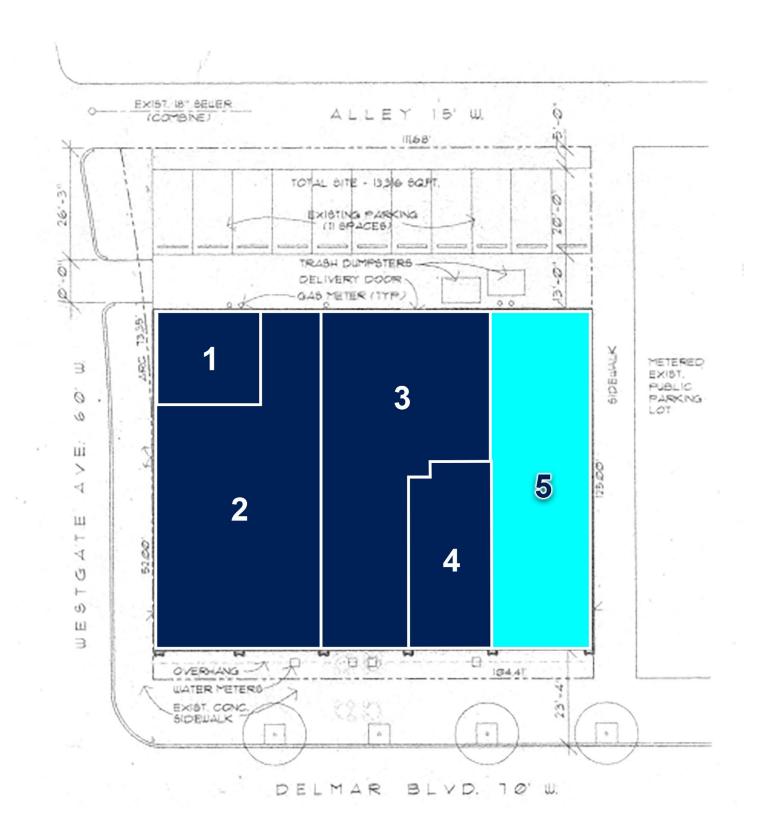
COMMERCIAL

REALTY

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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

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– Soldan High School

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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

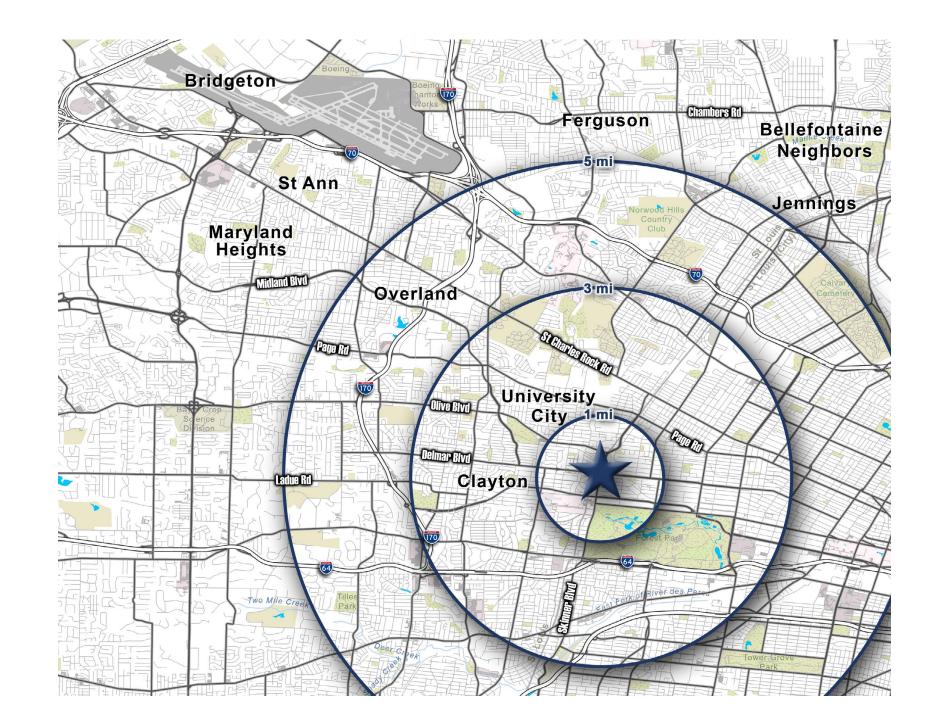
Number of Households

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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