

# GROUND LEVEL RETAIL/CREATIVE OFFICE FOR LEASE

## FORMER BODEGA MARKET

1110 WASHINGTON AVE. | ST. LOUIS, MO 63101

**BALKE BROWN**  
**TRANSWESTERN®**

13075 Manchester Road, Suite 250  
St. Louis, MO 63131  
p: 314.621.1414 | [www.balkebrown.com](http://www.balkebrown.com)

### PROPERTY HIGHLIGHTS

- 2,200 rsf available
- \$12.00 psf, NNN
- Former Bodega Market located on ground level of Vanguard Lofts
- Large, extensive window line on Washington Ave.
- Perfect for Convenient Store or Creative Office User
- Refrigeration compressor located in basement of building
- On-site property management

2021 RESIDENTIAL POPULATION	1 MILE	3 MILE	5 MILE
	15,771	83,386	224,268

2021 DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
	53,839	123,670	214,872



### CONTACT

**TIM LAWLOR**

314.880.0424

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