

FOR SALE OR LEASE
PRIME RETAIL BUILDING WITH TWO SPACES



PROPERTY DESCRIPTION

1315-17 Washington Avenue presents a great investment or owner-user opportunity to purchase +/- 7,000 SF in the rapidly growing Downtown West Neighborhood. The property is comprised of two, +/-3,500 SF retail spaces.

One space is currently leased to Taste of Arabia, which provides immediate rental income upon the purchase of this property. The other space is available, but will need to be built out for a new occupant.

One space of +/-3,500 SF is available for lease as well.

Please reach out to the listing brokers for more information!

PROPERTY HIGHLIGHTS

- For Sale or Lease
- Investment or Owner-User
- Prime Retail Location on Wash Ave
- Located Very Close to a Number of Large Developments
- Highly Walkable w/ Great Density - Apartments, Condos, Offices, Hotels & Restaurants, etc

OFFERING SUMMARY

Sale Price:	\$700,000
Price Per SF	\$100.00/SF
Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	2
Available SF:	3,500 SF
Building Size:	7,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,155	5,406	10,459
Total Population	3,135	7,848	15,367
Average HH Income	\$70,479	\$64,991	\$59,460



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LOCATION DESCRIPTION

Located at 14th Street and Washington Ave, in the heart of the Loft District & surrounded by boutique hotels, high end loft apartments, retail, restaurants & bars. Multiple public parking lots in the immediate area with one lot immediately adjacent.

DOWNTOWN ST. LOUIS

The property is in the Downtown St. Louis submarket which contains the metro's largest office employment base, which helps attract developers and renter demand to the area. Two Fortune 500 companies are headquartered here, Ameren Corporation and Peabody Energy. Wells Fargo Advisors, a subsidiary of Wells Fargo formerly known as Wachovia Securities, is located downtown as well. Additional major employers include the St. Louis Post-Dispatch, U.S. Bank, and Bryan Cave LLP. Saint Louis University is on the outskirts of the neighborhood and, in addition to its more than 13,000 students, is one of the metro's largest employers.

WASHINGTON AVENUE

Washington Avenue has become one of St. Louis' most popular districts. This downtown corridor is highly walkable and full of thousands of apartments & condos, office lofts, boutiques, hotels, restaurants, and night clubs.

The district is iconic in the St. Louis area and draws visitors, residents, and businesses from all over the City and County alike. One of the most notable developments just a couple blocks away is the completion of Square's new Downtown Office building - as many as 1,400 employees will be at the new location just a couple blocks North of Washington Avenue.

The ever growing Start Up community in St. Louis is highly concentrated in and around Washington Avenue. The T-REX facility houses many small start ups in it's co-working environment on Washington Ave. As many of these start ups out grow their co-working spaces they look for new & permanent locations in the immediate area.



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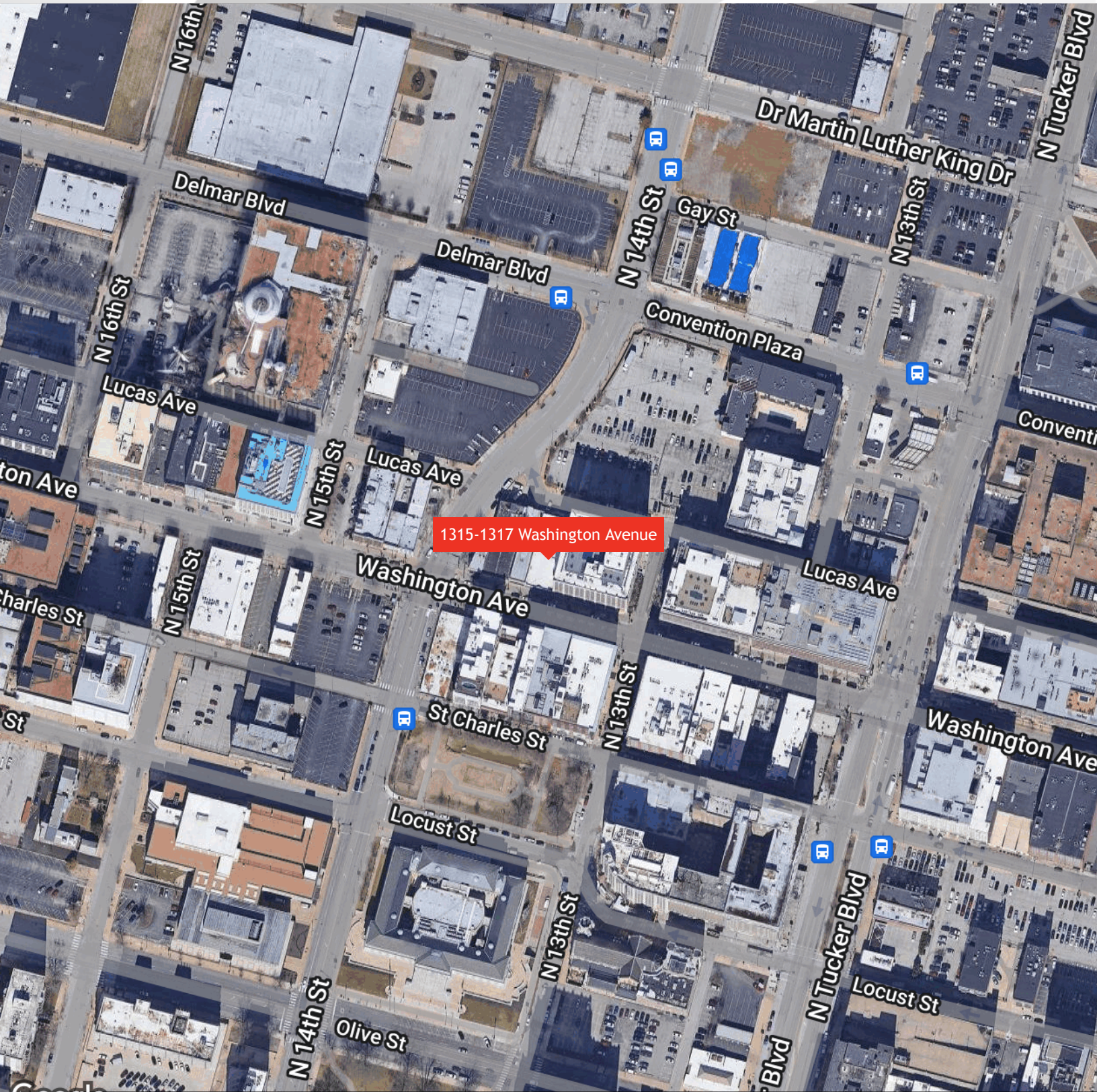
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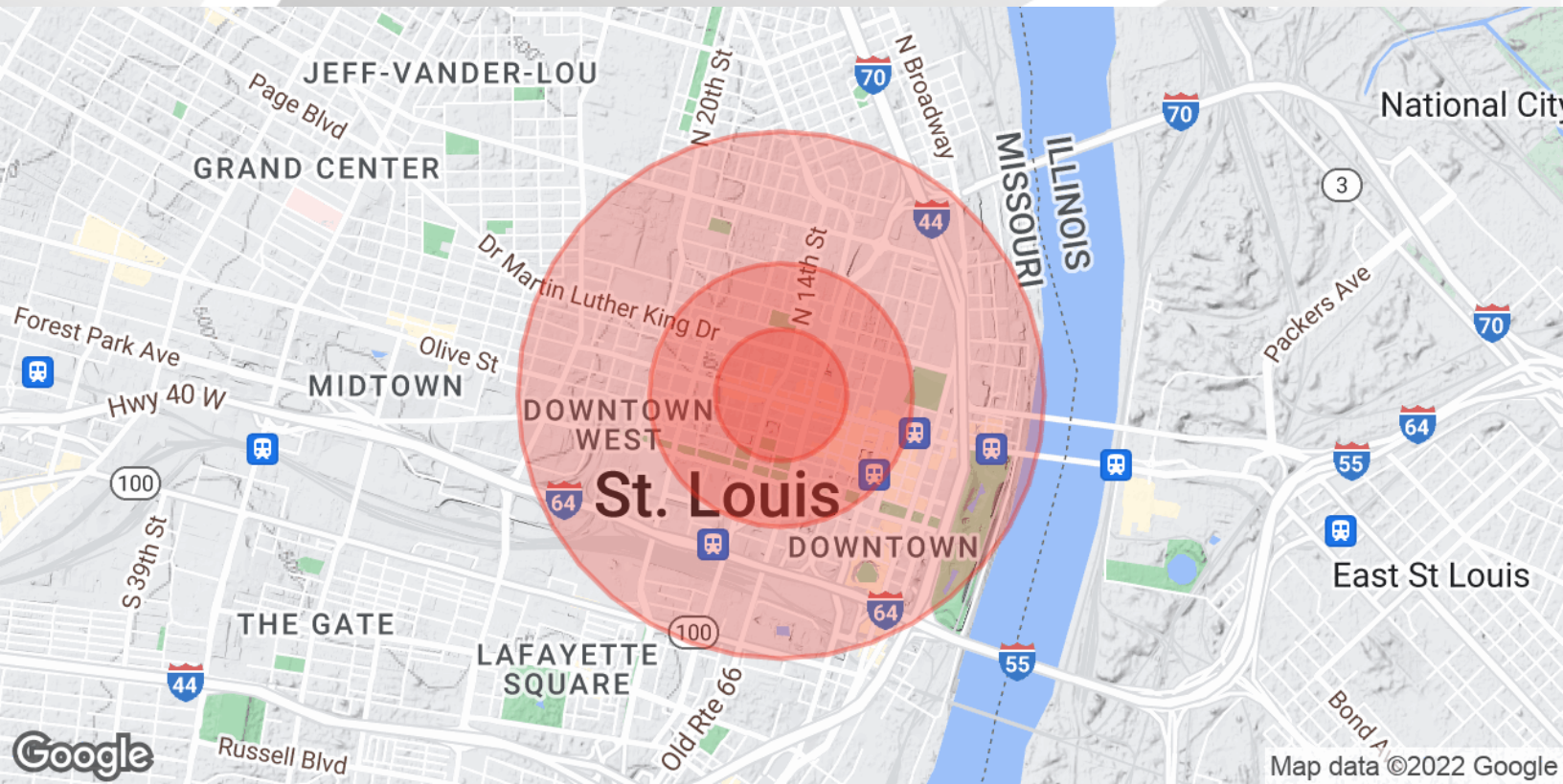
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	3,135	7,848	15,367
Average Age	32.8	33.5	34.3
Average Age (Male)	31.7	32.4	33.3
Average Age (Female)	33.5	33.3	34.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	2,155	5,406	10,459
# of Persons per HH	1.5	1.5	1.5
Average HH Income	\$70,479	\$64,991	\$59,460
Average House Value	\$328,237	\$217,519	\$210,794

* Demographic data derived from 2020 ACS - US Census



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