

# 4210 ITASKA ST

SAINT LOUIS, MO 63116

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Located in the vibrant city of Saint Louis, the area surrounding the property offers a dynamic blend of amenities and attractions. With an array of dining options nearby, tenants will find no shortage of delicious options for client meetings or team lunches. For those seeking relaxation, Tower Grove Park and Carondelet Park provide lush green spaces for a breath of fresh air. Additionally, the property is conveniently situated near major thoroughfares, granting easy access to notable landmarks such as the Missouri Botanical Garden and the historic Anheuser-Busch Brewery. This prime location presents an exceptional opportunity for a thriving business in the heart of Saint Louis.

### PROPERTY HIGHLIGHTS

- Modern architectural design
- Versatile and customizable office spaces
- Ample on-site parking
- Contemporary, flexible floor plans
- Prime, strategic location

### OFFERING SUMMARY

|                  |                            |
|------------------|----------------------------|
| Lease Rate:      | Contact Broker for Pricing |
| Number of Units: | 2                          |
| Available SF:    | 1,524 SF                   |
| Lot Size:        | 7,777 SF                   |
| Building Size:   | 5,272 SF                   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 15,078   | 90,137   | 175,434  |
| Total Population  | 28,024   | 169,434  | 329,012  |
| Average HH Income | \$48,646 | \$59,166 | \$65,313 |



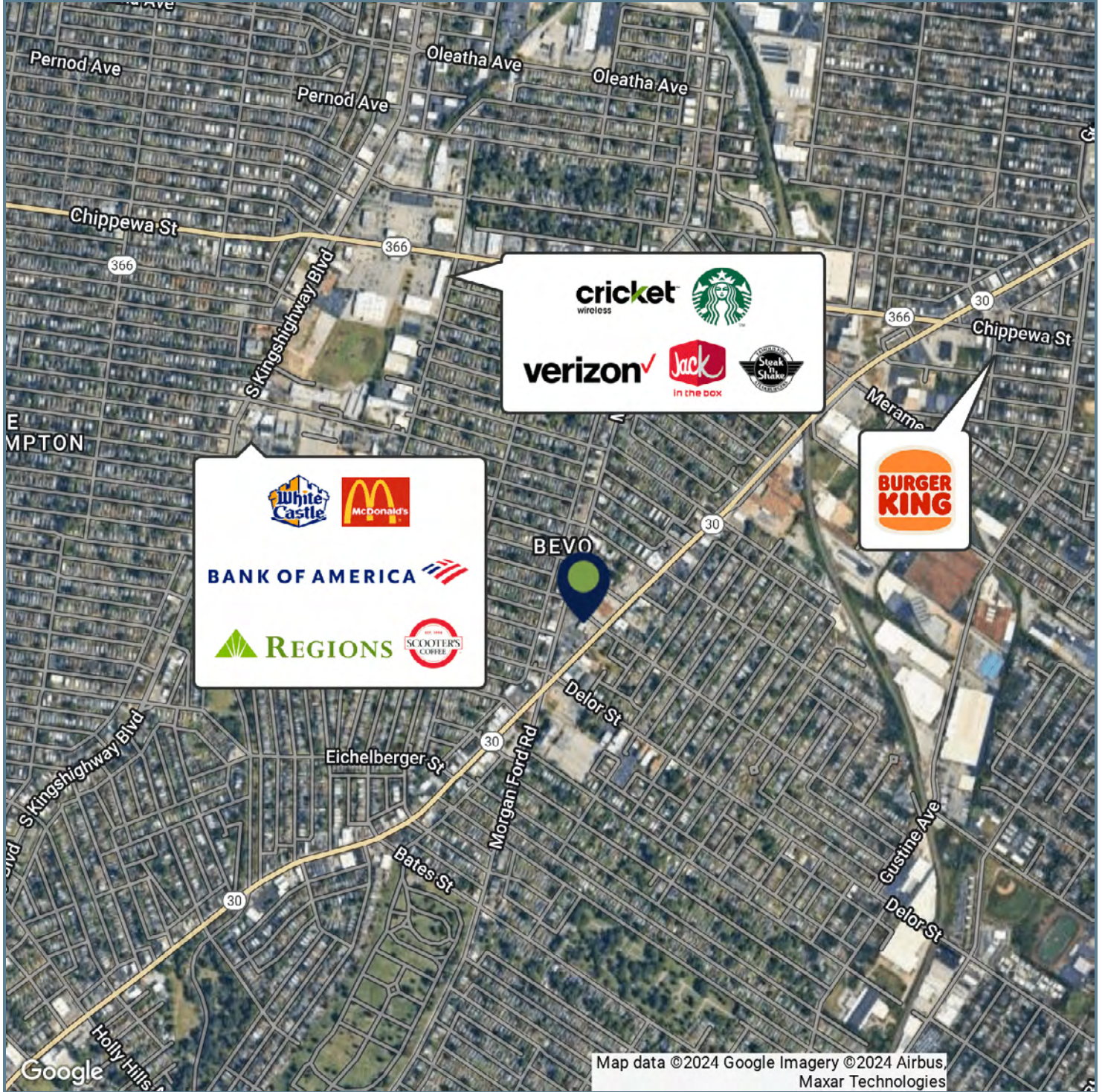
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RETAILER MAP



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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 28,024 | 169,434 | 329,012 |
| Average Age          | 36.4   | 37.6    | 37.6    |
| Average Age (Male)   | 35.0   | 36.3    | 36.5    |
| Average Age (Female) | 37.2   | 39.1    | 38.9    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 15,078    | 90,137    | 175,434   |
| # of Persons per HH | 1.9       | 1.9       | 1.9       |
| Average HH Income   | \$48,646  | \$59,166  | \$65,313  |
| Average House Value | \$118,758 | \$156,067 | \$180,157 |

2020 American Community Survey (ACS)



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