

For Lease

NAIDESCO

4701 McPherson Ave
St Louis, MO 63108



Property Highlights



For Lease
2,422 SF



Retail Shop
Space



Nearby Retail with High
Daytime Population



Lease Rate:
\$27.00 / SF, NNN

For more information, please contact:



William Barnes

d (314) 994 - 4401
c (314) 578 - 1708
wbarnes@naidesco.com



Michelle Goodwin, CCIM

d (314) 994 - 4944
c (636) 236 - 9802
mgoodwin@naidesco.com

NAIDESCO

8112 Maryland Ave, Suite 300
St. Louis, MO 63105
(314) 994 - 4800
naidesco.com

Property Features

- 2,422 SF retail / shop space available
- Street-side outdoor patio area
- Unfinished lower level for storage
- Located in the heart of the Central West End
- Many nearby restaurants and amenities supported by a high daytime population
- Area traffic generators include: Forest Park, BJC Medical Campus, Washington University, IKEA, St. Louis University, Cortex Innovation District + several hundred new construction apartments

 **Lease Rate: \$27.00 / SF, NNN**



Former Wine Bar



Demographics



Population

Daytime Population

Avg. HH Income

Households

1 MILE

20,189

22,808

\$112,381

11,474

3 MILES

129,438

130,183

\$93,956

61,343

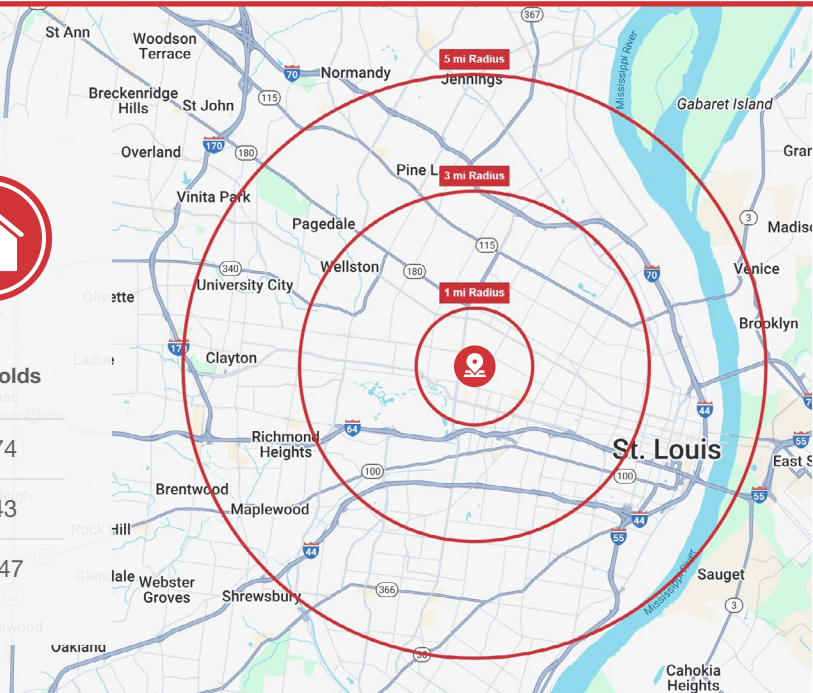
5 MILES

335,888

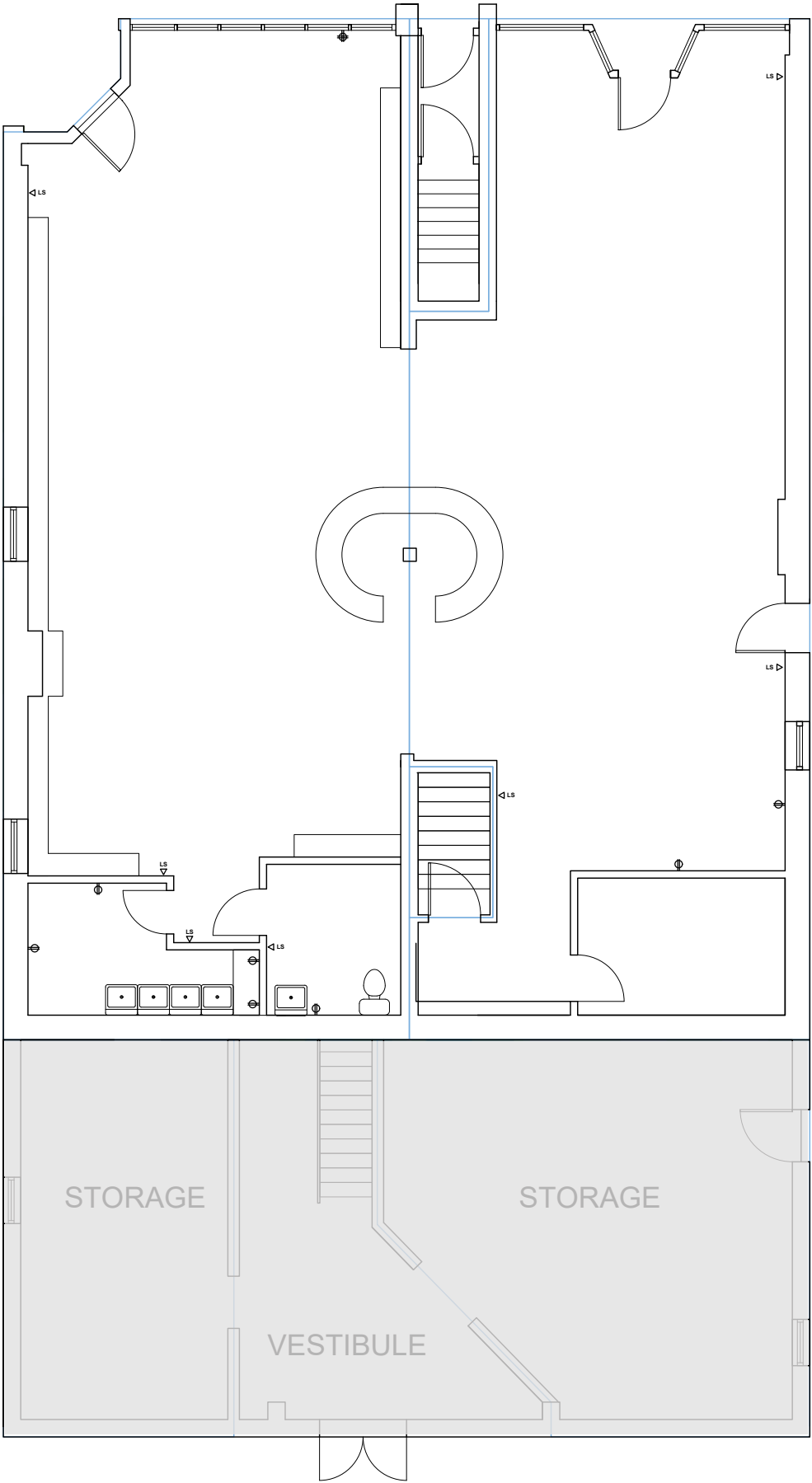
352,043

\$101,583

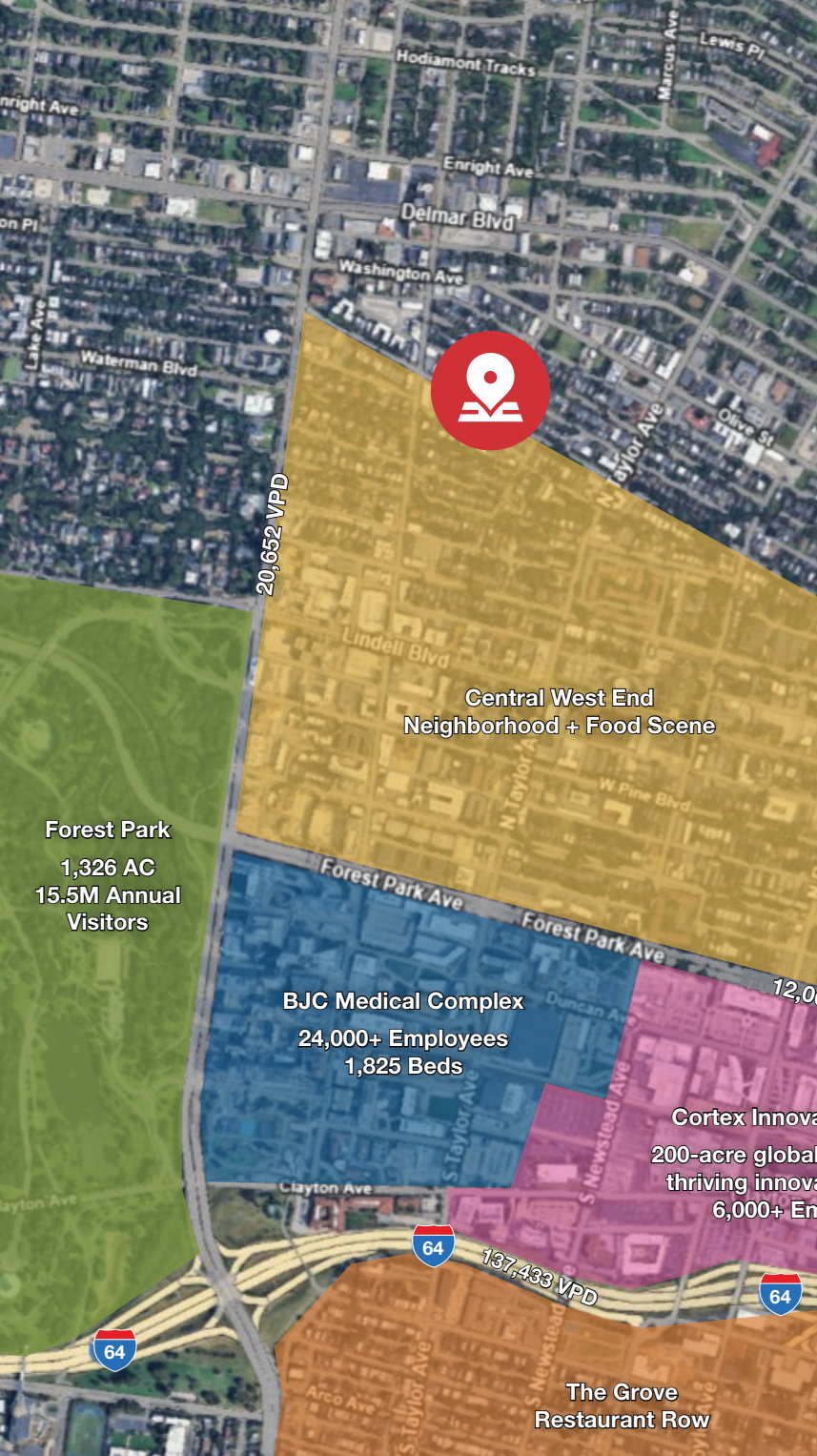
160,647



Floor Plan



COMMON AREA



Tenants in Area



PAPA JOHN'S

BONOBOS

Orangetheory



Panera BREAD

Puttshack



HOTWORX
24 HOUR INFRARED FITNESS STUDIO

CLEMENTINE'S
NAUGHTY NICE ICE CREAM

SUITSUPPLY

drunken fish

SALT + SMOKE
BBQ BOURBON BEER

jenie's

Straub's
FINE GROCERS

SHAKE SHACK

PLNK | STL
LaserAway

UP—DOWN

yellowbelly

theCUP

POKEDOK

WARBY PARKER

TWISTED RANCH



William Barnes

d (314) 994 - 4401
c (314) 578 - 1708
wbarnes@naidesco.com



Michelle Goodwin, CCIM

d (314) 994 - 4944
c (636) 236 - 9802
mgoodwin@naidesco.com



NAIDESCO

8112 Maryland Ave, Suite 300
St. Louis, MO 63105
(314) 994 - 4800
naidesco.com