



**CORONADO
RESTAURANT**

SCAN HERE!



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**3701 LINDELL BOULEVARD
ST. LOUIS, MO 63108**

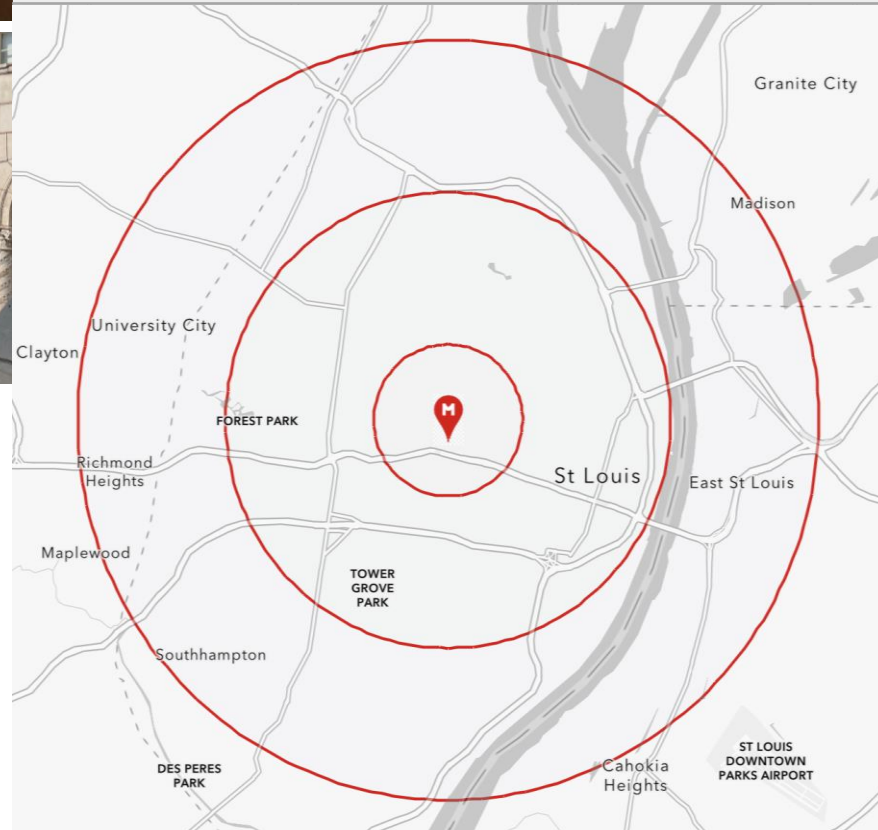
5,361 S.F. | CONTACT BROKER FOR PRICING

PROPERTY INFORMATION



- LOCATED ON LINDELL BOULEVARD IN MIDTOWN, ADJACENT TO THE SLU CAMPUS AND EASILY ACCESSIBLE FROM THE CENTRAL WEST END
- ON THE GROUND FLOOR OF A MIXED-USE BUILDING THAT IS ALSO HOME TO 409 RESIDENTIAL APARTMENTS, VARIOUS OFFICES AND RETAIL
- PLENTIFUL OFF-STREET PARKING IN THE FOUR (4) ADJACENT PARKING GARAGES
- THIS 5,361 S.F. PLUG AND PLAY RESTAURANT SPACE FEATURES A BUILT-IN BAR, LARGE COMMERCIAL KITCHEN WITH MULTIPLE HOODS, A SIZABLE DINING ROOM WITH RETRACTABLE WALLS FOR PRIVATE PARTIES, AND AN AMAZING OUTDOOR PATIO SPACE
- ADJACENT TO A BUSTLING COLLEGE CAMPUS WITH OVER 13,500 ENROLLED STUDENTS, OFFERING A BUILT-IN CUSTOMER BASE AND A PRIME OPPORTUNITY TO TAP INTO THE VIBRANT STUDENT MARKET

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	18,568	143,881	304,292
HOUSEHOLDS	8,275	72,114	144,819
AVERAGE HH INCOME	\$63,148	\$79,589	\$79,785



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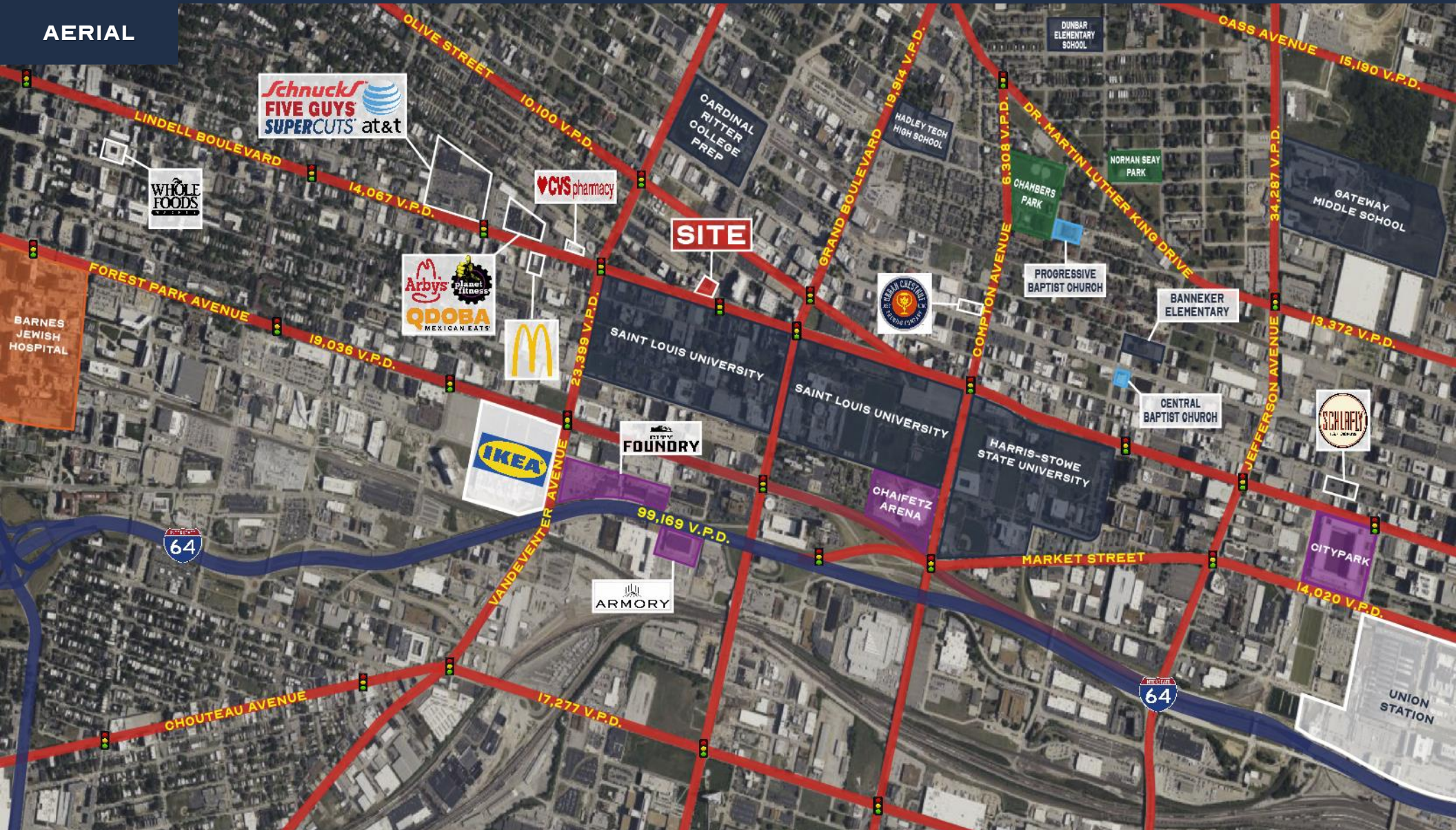
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