

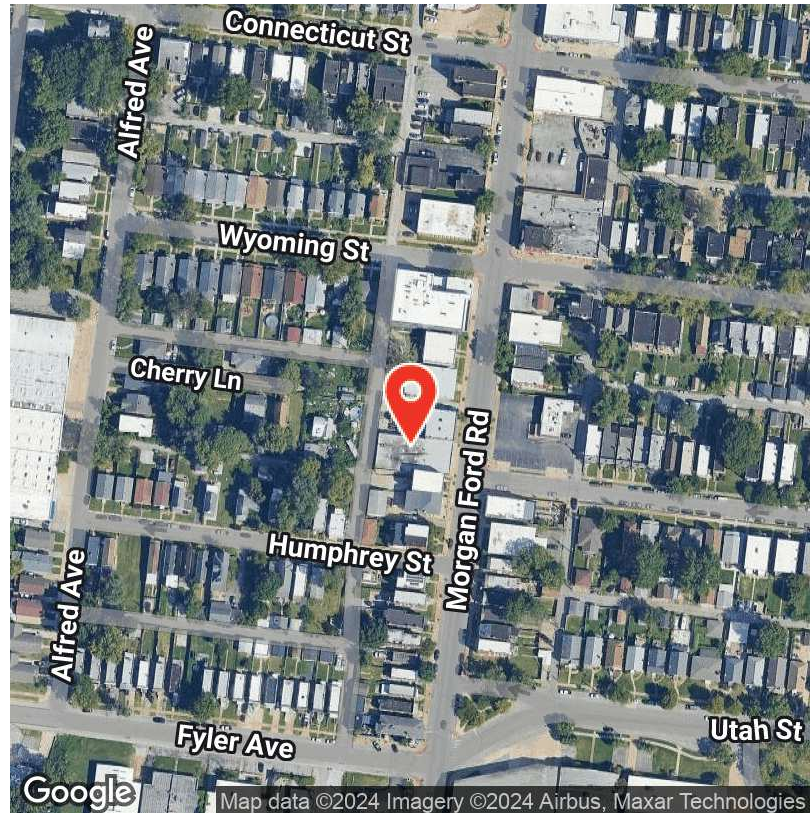


**PROPERTY HIGHLIGHTS**

- +/- 4,000 SF Available for Lease
- Versatile Retail / Flex Space
- Affordable Rate of \$10.00 SF/yr
- Sizable Warehouse Space Perfect for Storage
- Kitchenette
- Double-Doors for Loading
- Proximity to I-44, I-55, and I-64

**OFFERING SUMMARY**

Lease Rate:	\$10.00 SF/yr (Gross)
Available SF:	4,000 SF
Building Size:	6,000 SF



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110  
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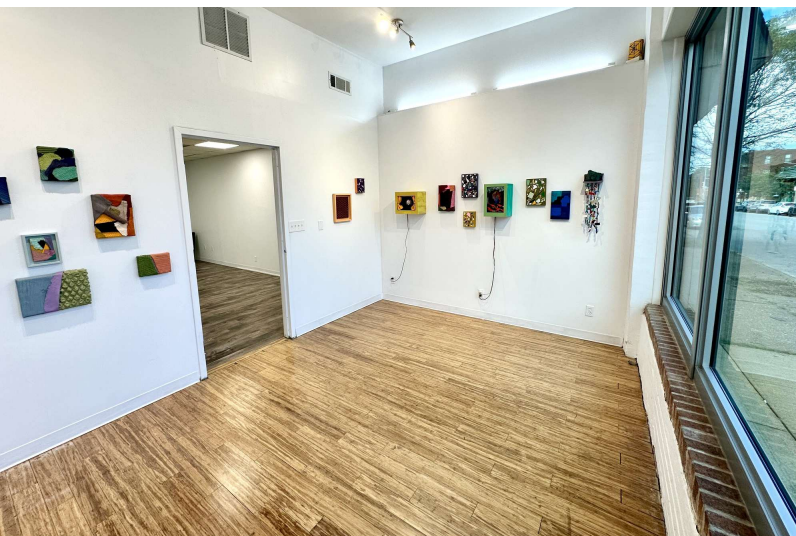
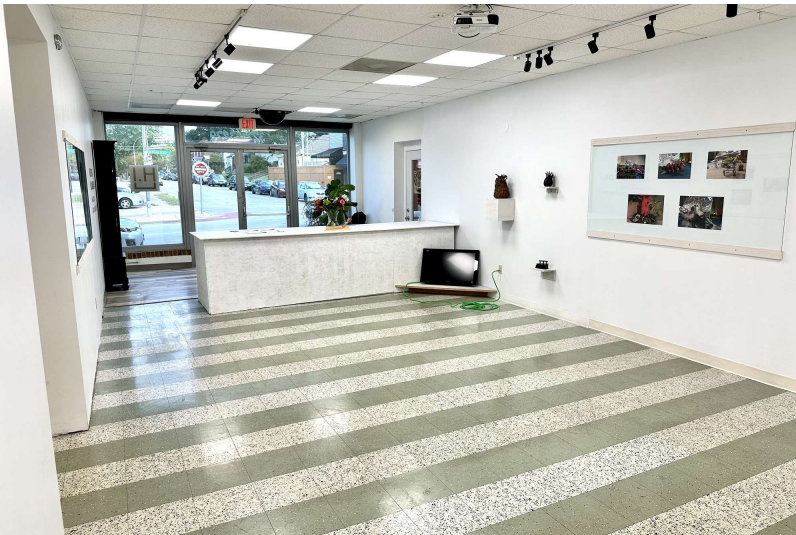
314.931.0635

BGRUENDER@SALIENTREALTYGROUP.COM  
ASSOCIATE

GAREN LAFSER

314.451.7471

GLAFSER@SALIENTREALTYGROUP.COM  
PRESIDENT & DESIGNATED BROKER

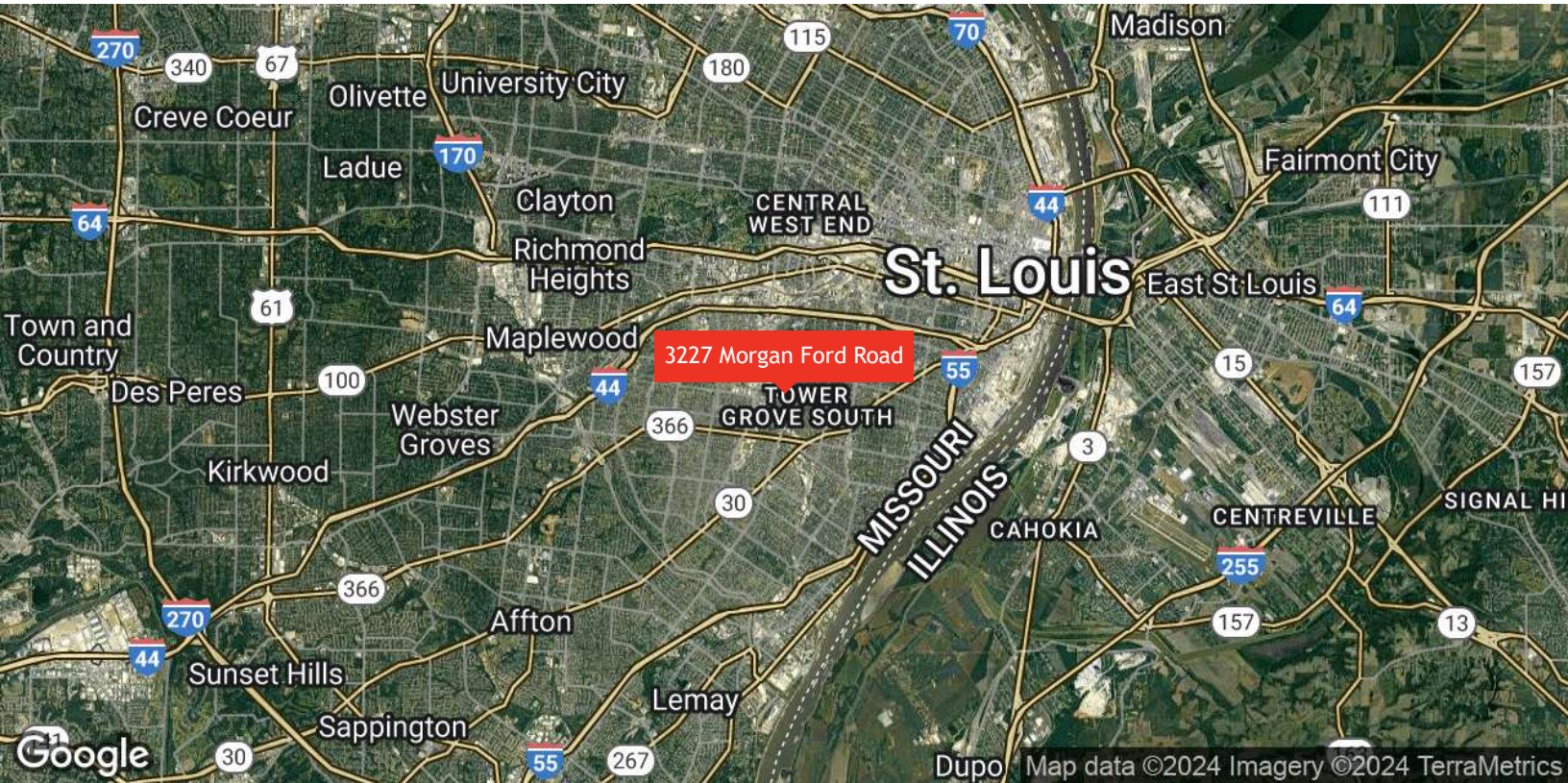


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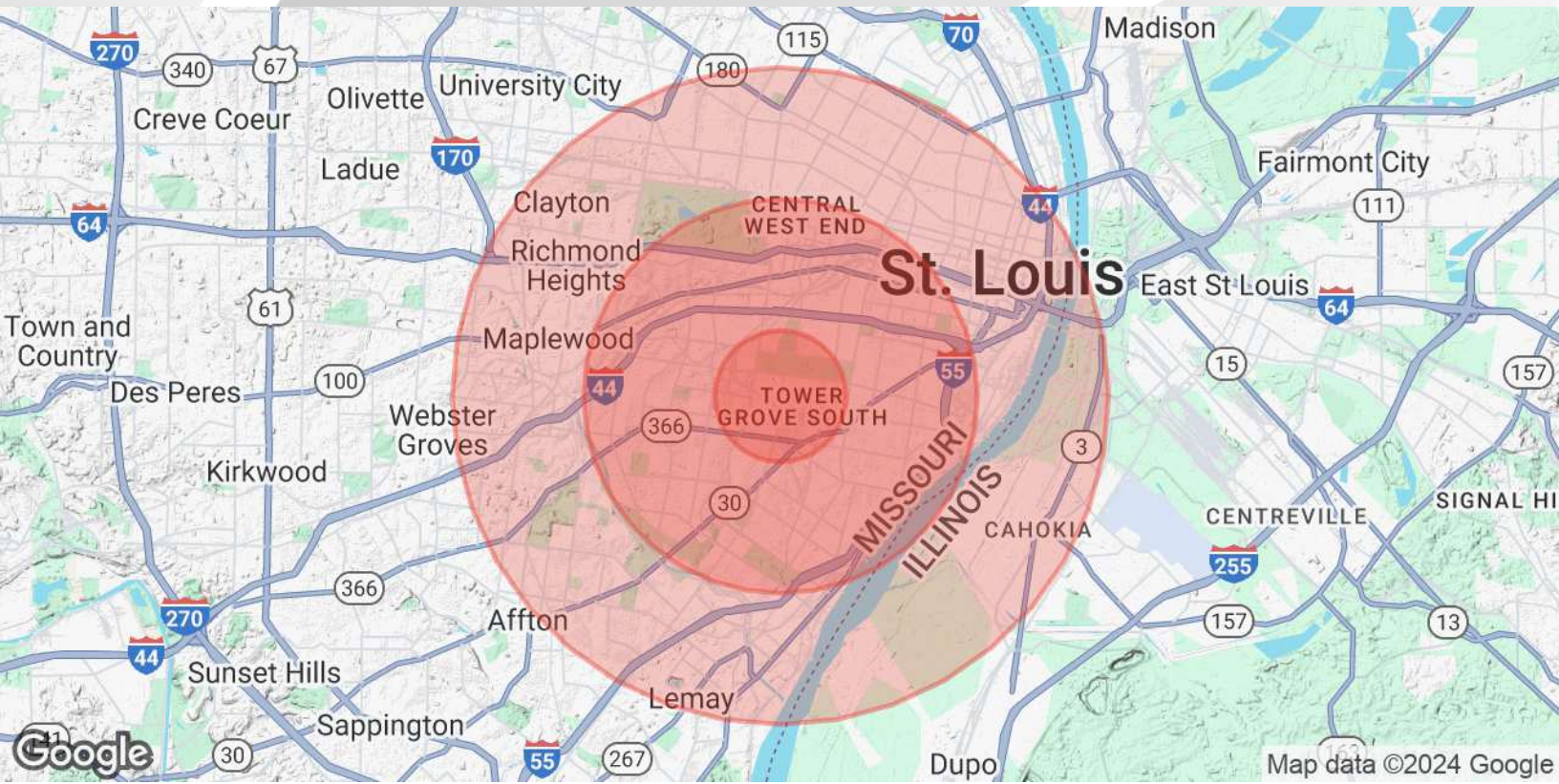
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	20,396	166,458	324,975
Average Age	39	39	39
Average Age (Male)	39	39	39
Average Age (Female)	39	39	40

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	10,604	82,328	156,289
# of Persons per HH	1.9	2	2.1
Average HH Income	\$84,017	\$82,728	\$89,629
Average House Value	\$248,416	\$258,080	\$302,497

Demographics data derived from AlphaMap



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