



- **Space Available: 1st Floor +/-1,746 SF**
- This space is one of the most visible and highly foot-trafficked locations in St. Elmo. Interior was completely renovated in 2009 for use as a spa with four treatment rooms; all furniture, fixtures and equipment remaining. Space could be converted for retail use.
- Zoning: C-2 - allows wide range of uses
- Center is located directly adjacent to Incline Railway, which receives over 300,000 visitors per year
- Tennessee Ave. Traffic Counts AADT 16,802 (estimate) as of 2022
- Area businesses include Tap House, Amigo’s Mexican Cucina, 1885 Grill, Empyreal Brewing, Wood Designs, Mr. T’s Pizza, Southern Soul Yoga, Incline Railway, Clumpie’s Ice Cream and many more
- The Riverwalk was recently extended with the new terminus just one block from this location and now connects the St. Elmo district to downtown, along the 18+ mile walking/bike path
- CARTA free electric shuttle now serves St. Elmo with service every 15 minutes

2023 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	3,739	39,490	100,972
Average HH Income	\$67,735	\$82,992	\$91,207



For Additional
Information Contact:

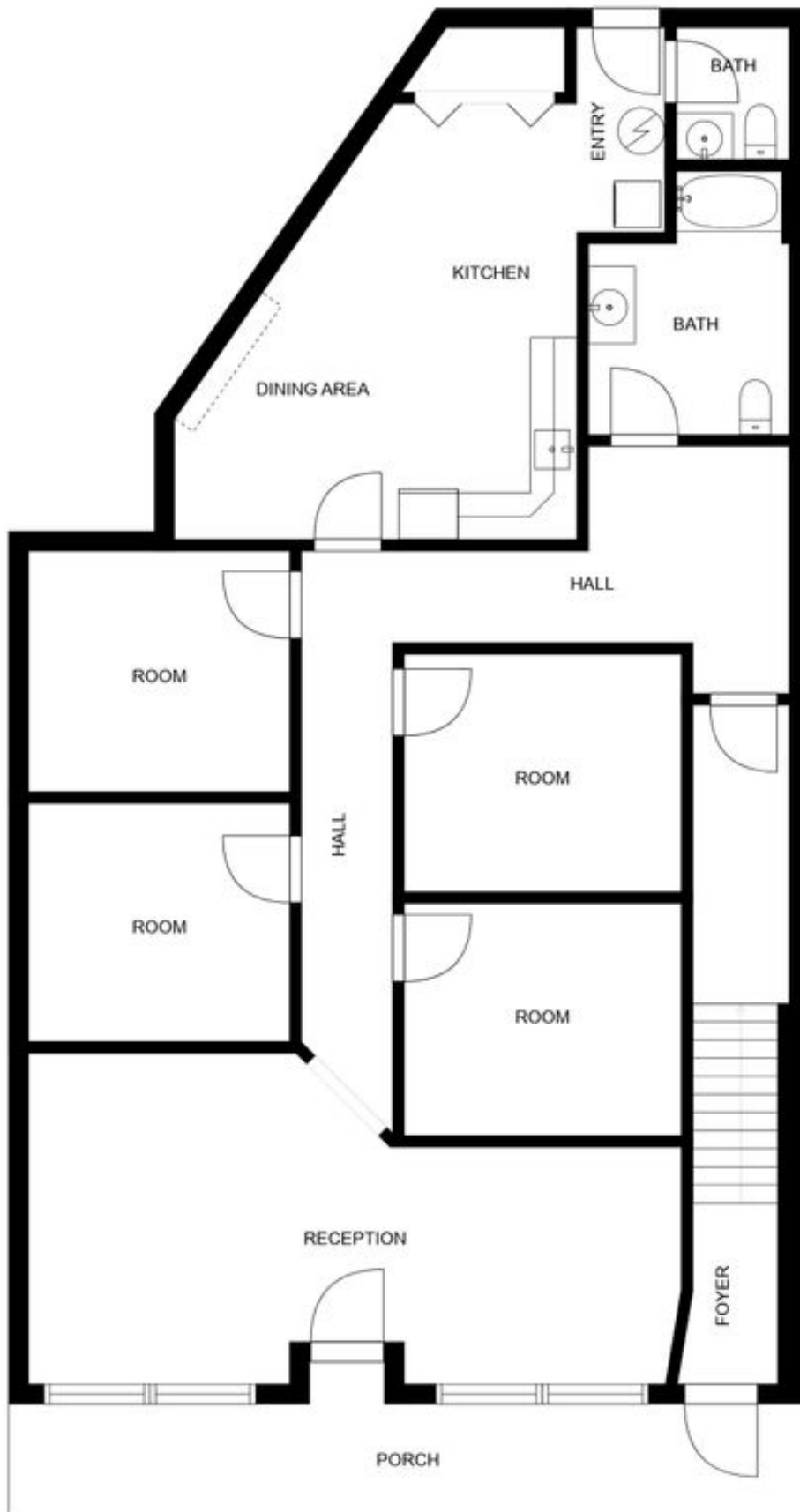
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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan

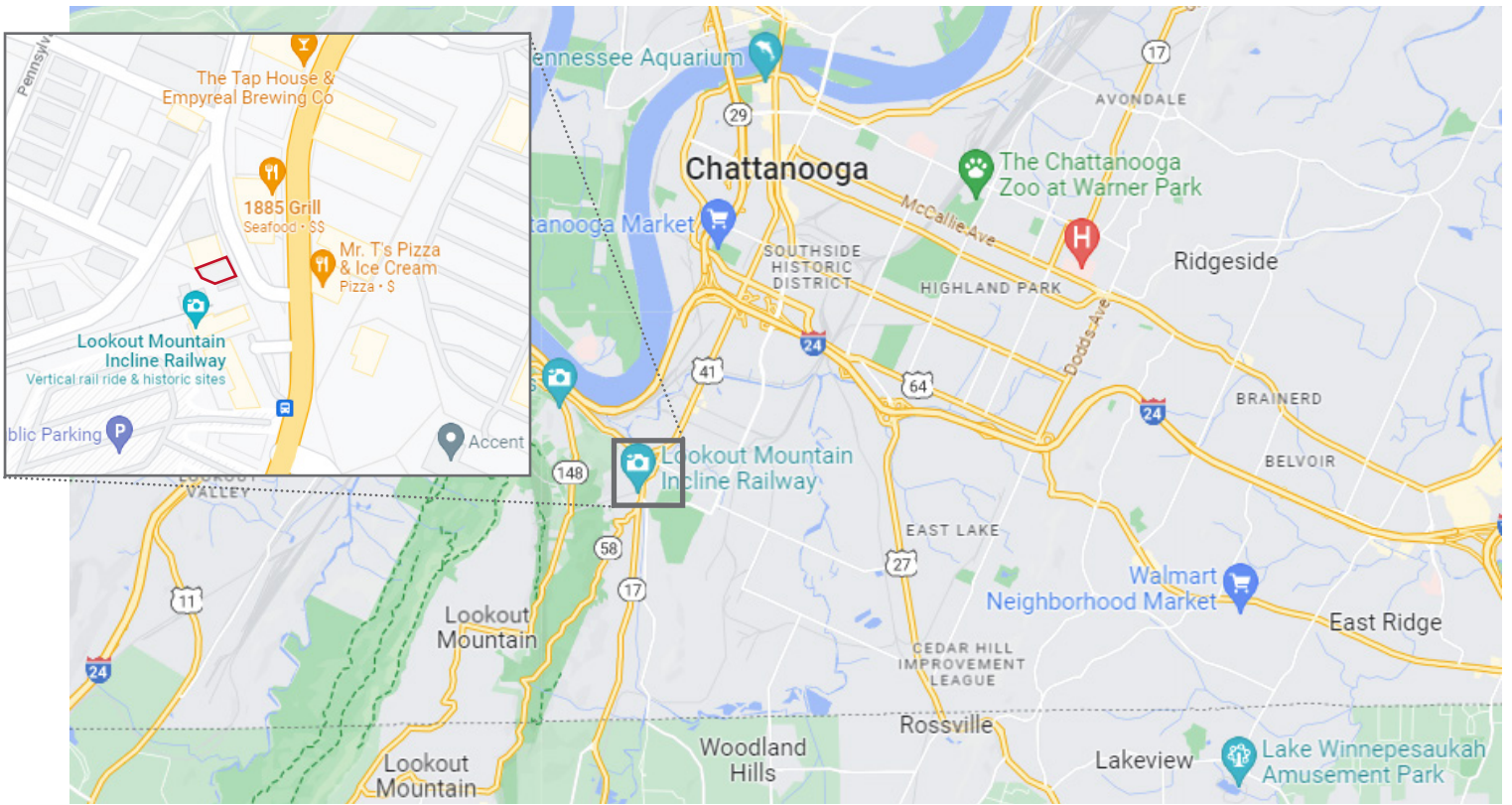


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Map & Aerial



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