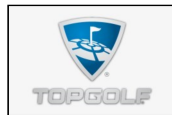


FOR LEASE: 1 +/- ACRE LOT IDEAL FOR QSR/DRIVE-THRU or 10,260 SF BUILDING CAN REMAIN FOR REDEVELOPMENT
2630 Chouteau Avenue
St. Louis, MO 63104



- **TWO BLOCKS FROM NEW TOP GOLF**
- **RARE IN-FILL LOCATION**
- **PERFECT FOR BAR/RESTAURANT**
- **SO MANY EXCITING DEVELOPMENTS IN THE SURROUNDING AREA - THIS AREA IS ON FIRE!**



For more information, Contact:

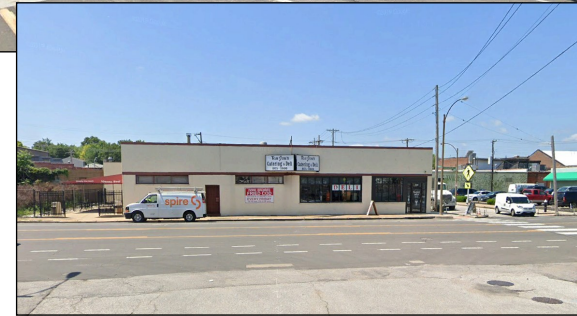
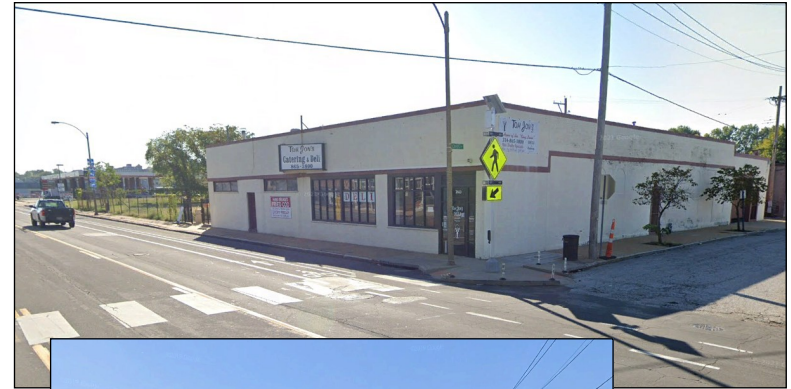
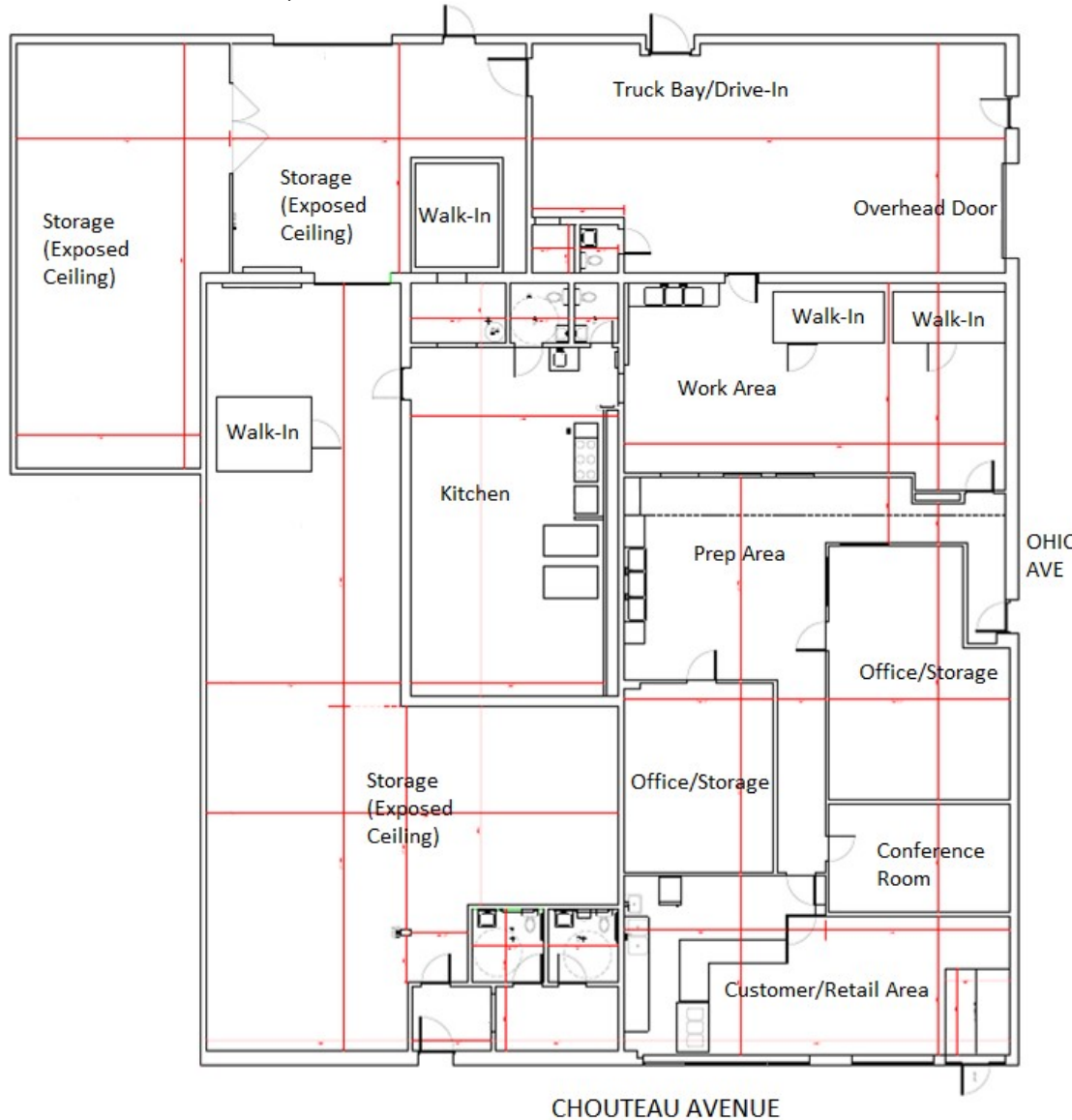
Jason Morgan
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St. Louis, MO 63105
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FLOOR PLAN

(AVAILABLE IN AUTOCAD)



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ST. LOUIS MIDTOWN DEVELOPMENTS AND ACTIVE PROJECTS



The new TOPGOLF Midtown location is now open on the corner of Chouteau and Compton Avenues. The three-story venue will feature 102 hitting bays, skyline views, food, drinks and plenty of entertainment.



SSM Health Saint Louis Hospital: \$550 Million, 802,000 SF Hospital now serving the community.



An incredible addition to the St. Louis landscape, St. Louis City SC in its inaugural year is 1st in the Standings. The state of art 22,500-seat soccer-specific stadium is anchoring a 31-acre development area that will include team offices, training facilities, and commercial districts. This stadium and team has revitalized Downtown West St. Louis by providing an urban hub open year-round.



Founded in 1818, Saint Louis University is one of the nation's oldest and most prestigious Catholic universities with nearly 13,000 students.



The Grove business district stretches nearly one-mile with over 50 business and several organizations devoted to improving the vitality of the area, this growing commercial district bringing energy to the neighborhood.



CFSTL is home to 227,000 square feet of retail, restaurant and entertainment space and more than 107,000 square feet of office space.



The Cortex Innovation Community is a vibrant, 200-acre hub of business, innovation, and technology surrounded by nationally ranked universities, abundant cultural and recreational assets where over 425 companies and nearly 6,000 people



At 250,000 SF, the Armory is a home to a variety of immersive, fun, and endless entertainment experiences. From live music to the best beverages and bites, you won't want to miss what we will share with St. Louis!

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