



for sale
& lease

+/-3,000 sf
building
+ extra lot

PROPERTY DESCRIPTION

This property is located in bustling Soulard amidst its spirited bar and restaurant scene. The Soulard neighborhood is an economically and culturally diverse community positioned less than two miles south of downtown St. Louis. Vast crowds are routinely drawn to its corridors through renowned attractions, such as the Soulard Farmers Market, Anheuser-Busch Brewery, and the annual Mardi Gras parade.

1800 S. 10th Street remains an unrivaled space to purchase or lease, as its three floors and expansive outdoor area provide unlimited potential for retail opportunities. Its unique features create a perfect spot for a bar, restaurant, private event space, or potential to convert to mixed-use. It is always rare to gain extra land in Soulard and the entire lot to the southwest of the building is included in the sale or lease.

Join The International Tap House, Baked & Boiled Bagels, and the Mission Taco Joint within this vibrant neighborhood of Soulard.

PROPERTY HIGHLIGHTS

- For Sale or Lease
- 3,000 SF Including an Expansive Patio
- Includes Lot at 1804 S 10th
- Prime Space for Bar, Restaurant, Retail, and More
- Excellent Retail Location in the Heart of Soulard
- Close Proximity to Downtown St. Louis
- Building is Fully Sprinklered

OFFERING SUMMARY

Sale Price:	\$625,000
Lease Rate:	\$15.00 SF/yr NNN (nnn est. \$1,000/mo)
Building Size:	+/-3,000 SF
Total Lot Size:	+/-6,840 SF
Property Address:	1800 & 1804 S 10th Street St. Louis, MO 63104

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,812	59,814	145,266
Total Population	11,604	105,810	250,951
Average HH Income	\$76,408	\$55,913	\$50,923

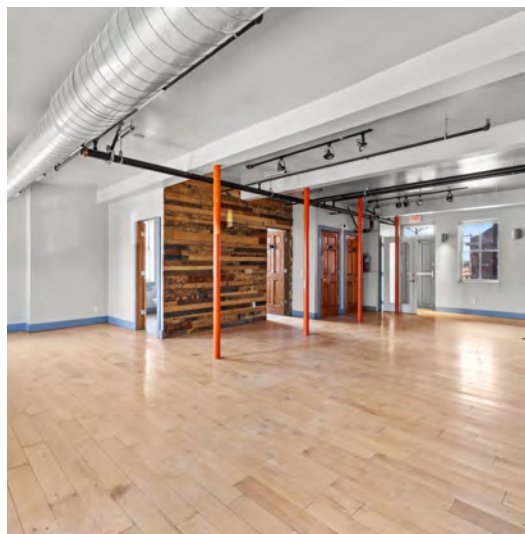
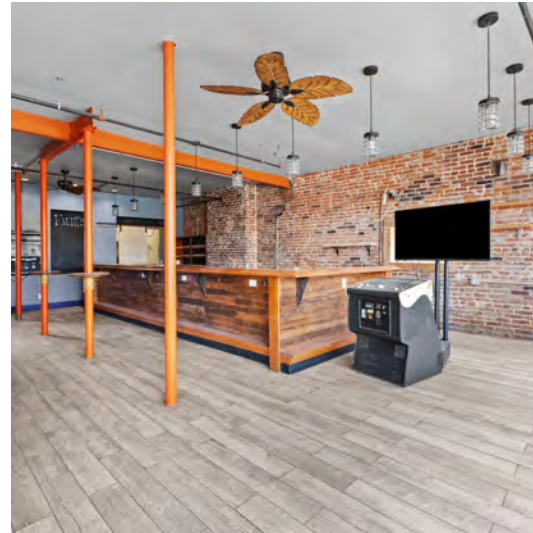
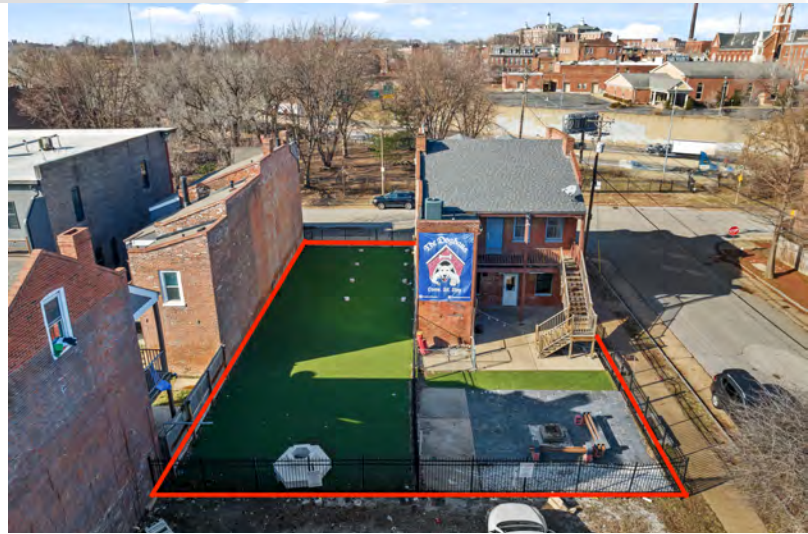


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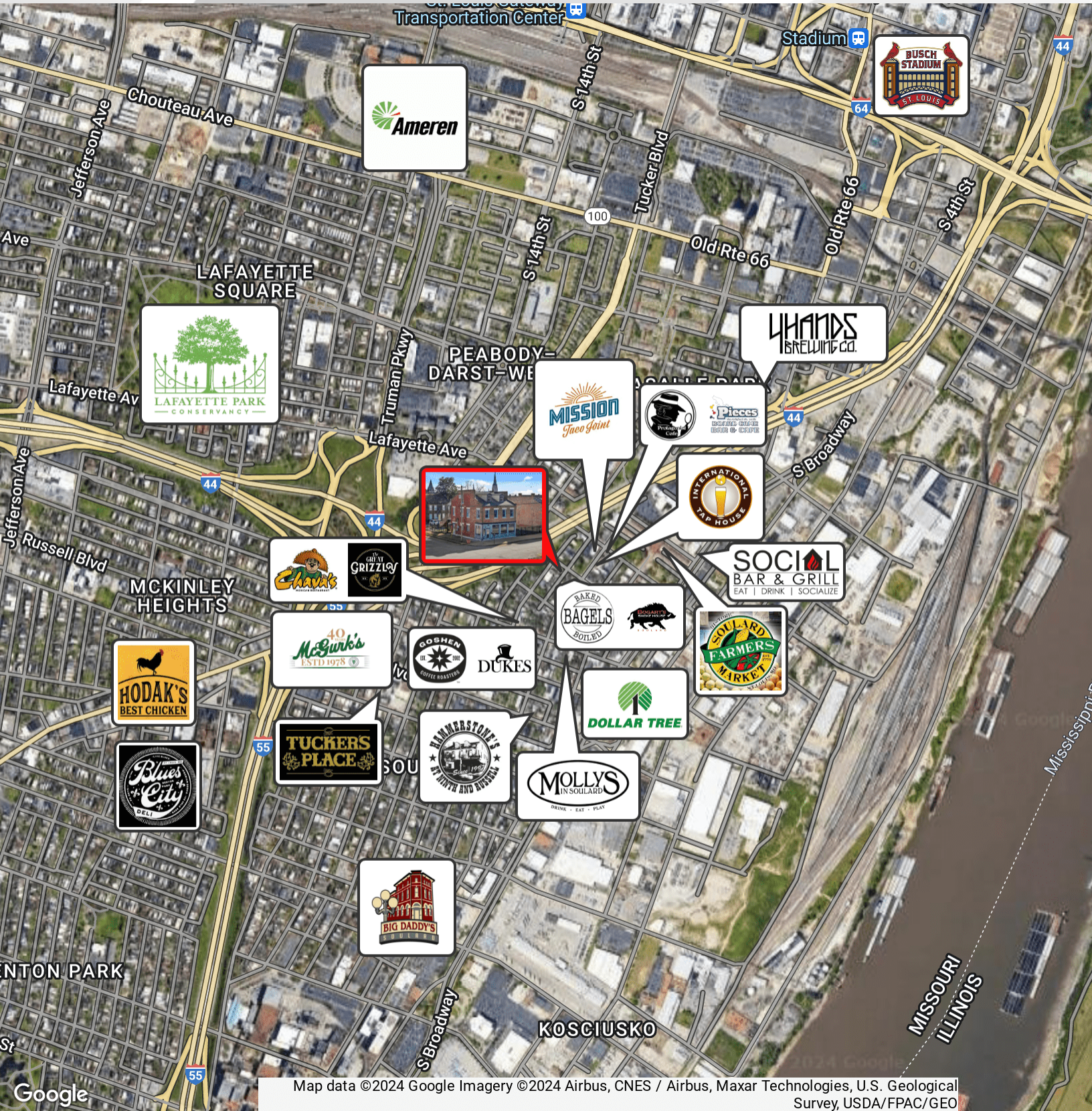


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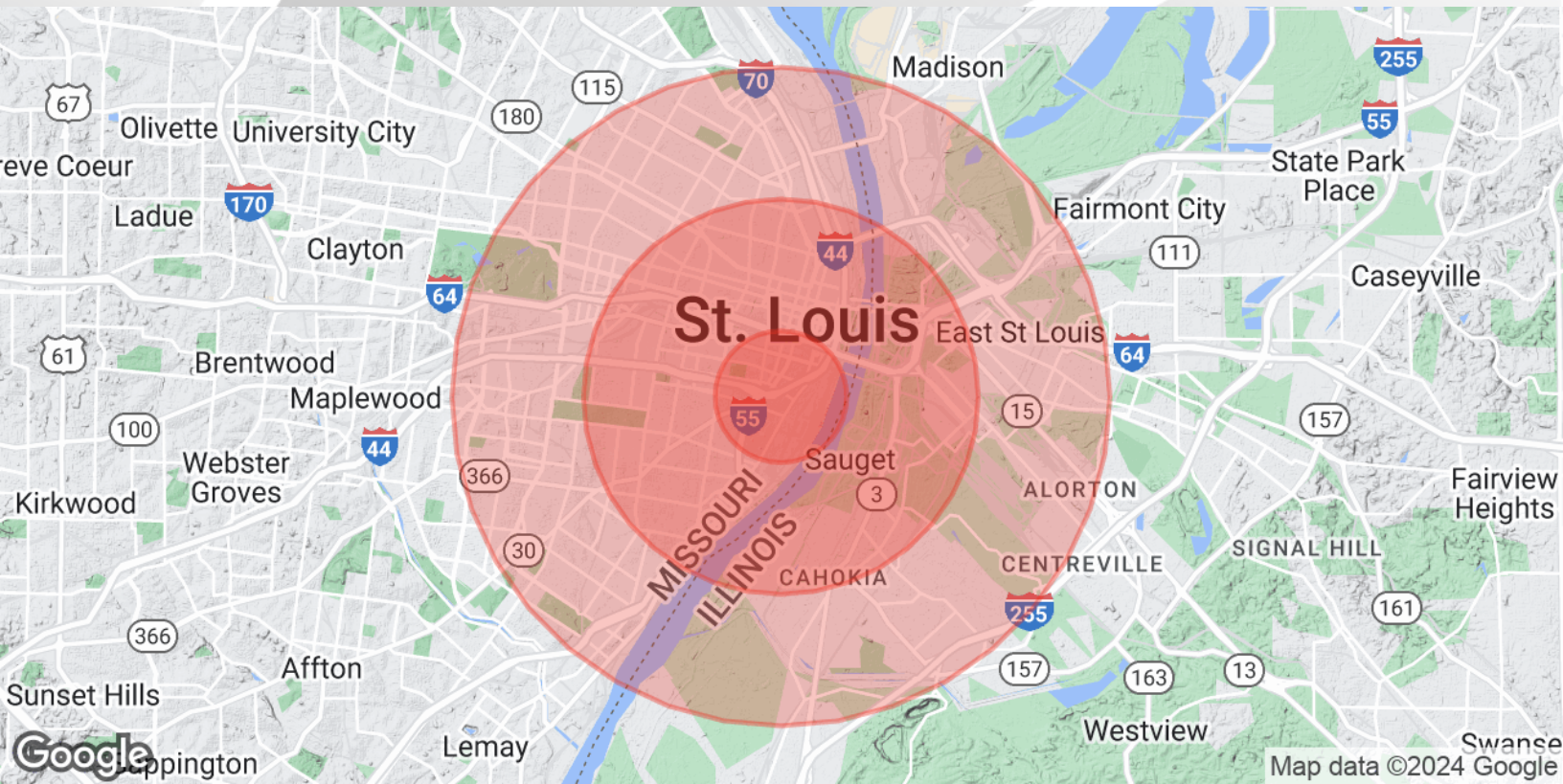
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,604	105,810	250,951
Average Age	34.1	34.3	36.5
Average Age (Male)	35.0	33.8	35.4
Average Age (Female)	34.2	34.8	37.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,812	59,814	145,266
# of Persons per HH	1.7	1.8	1.7
Average HH Income	\$76,408	\$55,913	\$50,923
Average House Value	\$218,598	\$149,353	\$143,065

* Demographic data derived from 2020 ACS - US Census



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