



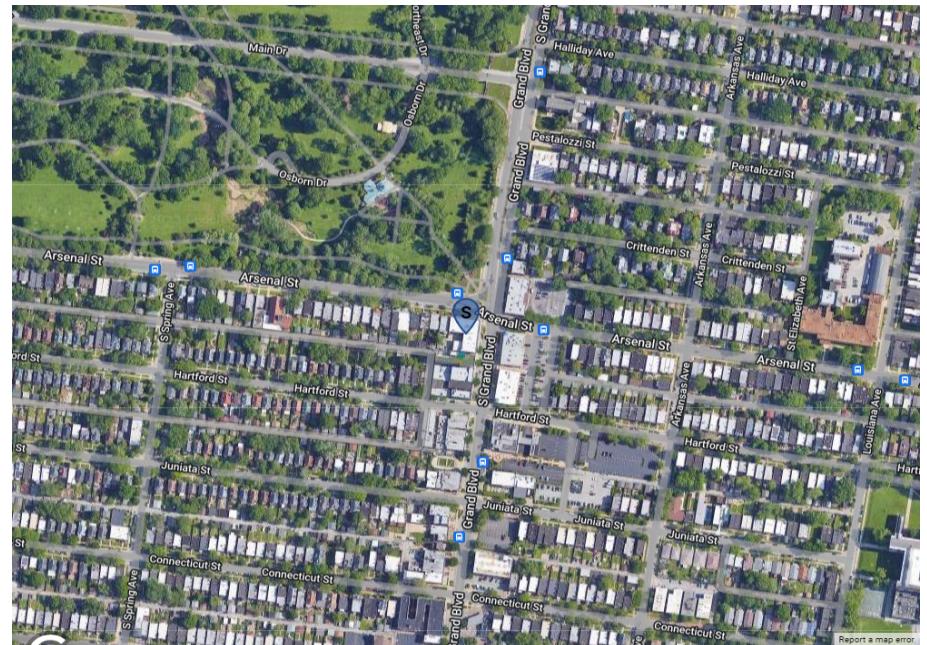
circa PROPERTIES
THE ART OF PARTNERSHIP



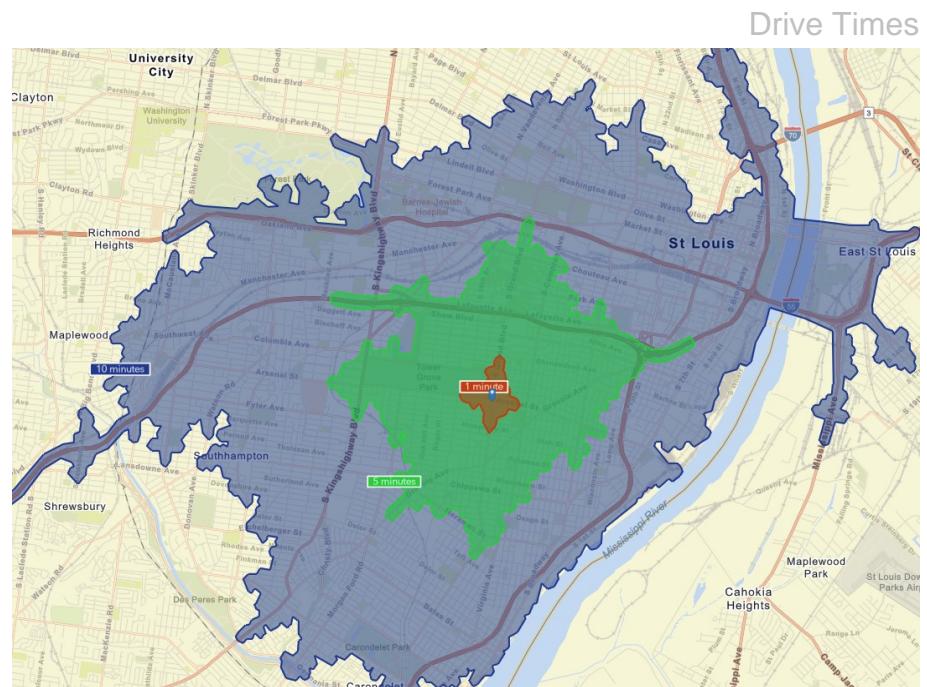
HISTORIC CORNER CREAMERY SPACE FOR LEASE

\$30/SQFT + NNN
3101 S GRAND, SAINT LOUIS MO 63118

- Eye-catching storefront at the high-traffic corner of S Grand and Arsenal with 1400 sqft of restaurant space adjacent to beautiful Tower Grove Park.
- ADA-compliant entry and restroom.
- Turnkey build out with restaurant equipment including tables, seating, reach-in refrigerator, numerous dipping cabinets, frozen yogurt machines, three-compartment, vegetable, and hand sinks, and a huge walk-in freezer.
- 400 sqft of onsite dry goods storage also included in lease.



Locator Map



Drive Times



Fixtures, furnishings, and equipment included



Bright and open service area



Private kitchen and prep space



Huge walk-in freezer



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	533	3.83%	3.58%	99
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	0	0.00%	11.26%	0
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	8,573	61.61%	10.79%	571
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	4,009	28.81%	6.16%	468
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	801	5.76%	3.78%	152
Scholars and Patriots (L14)	0	0.00%	1.61%	0

Key Facts



3.8

Home Value to
Income Ratio

35.5

Median Age

13,916

Households

Education

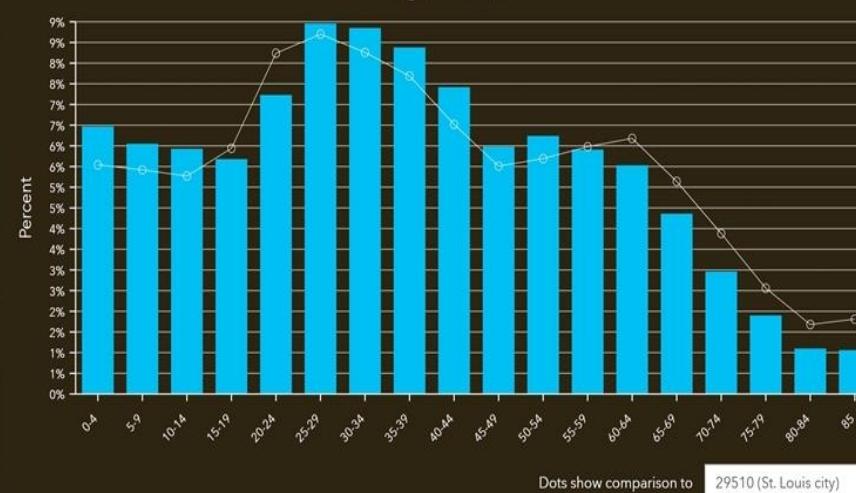


Some College



Degree or Higher

Age Profile



2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (19.4%)

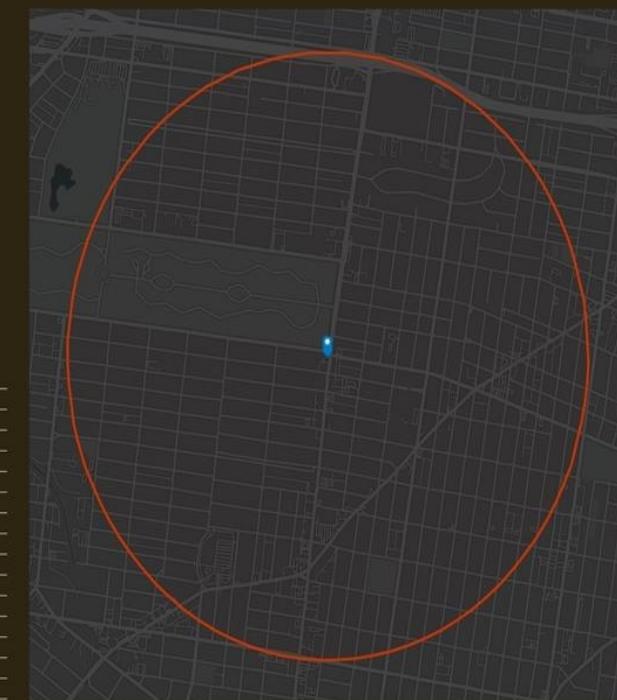
The smallest group: \$200,000+ (6.0%)

Indicator ▲	Value	Diff
<\$15,000	9.4%	-8.4%
\$15,000 - \$24,999	6.9%	-1.5%
\$25,000 - \$34,999	8.3%	-0.7%
\$35,000 - \$49,999	12.4%	-0.1%
\$50,000 - \$74,999	19.4%	+0.9%
\$75,000 - \$99,999	11.5%	+1.6%
\$100,000 - \$149,999	18.3%	+4.6%
\$150,000 - \$199,999	7.7%	+2.2%
\$200,000+	6.0%	+1.3%

Bars show deviation from 29510 (St. Louis city)

Kabloom

Ring of 1 mile



Tapestry Segments

8B	Emerald City 6,836 households	49.1% of Households
11D	Set to Impress 2,191 households	15.7% of Households
11E	City Commons 1,295 households	9.3% of Households

Source: Esri. The vintage of the data is 2023.

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