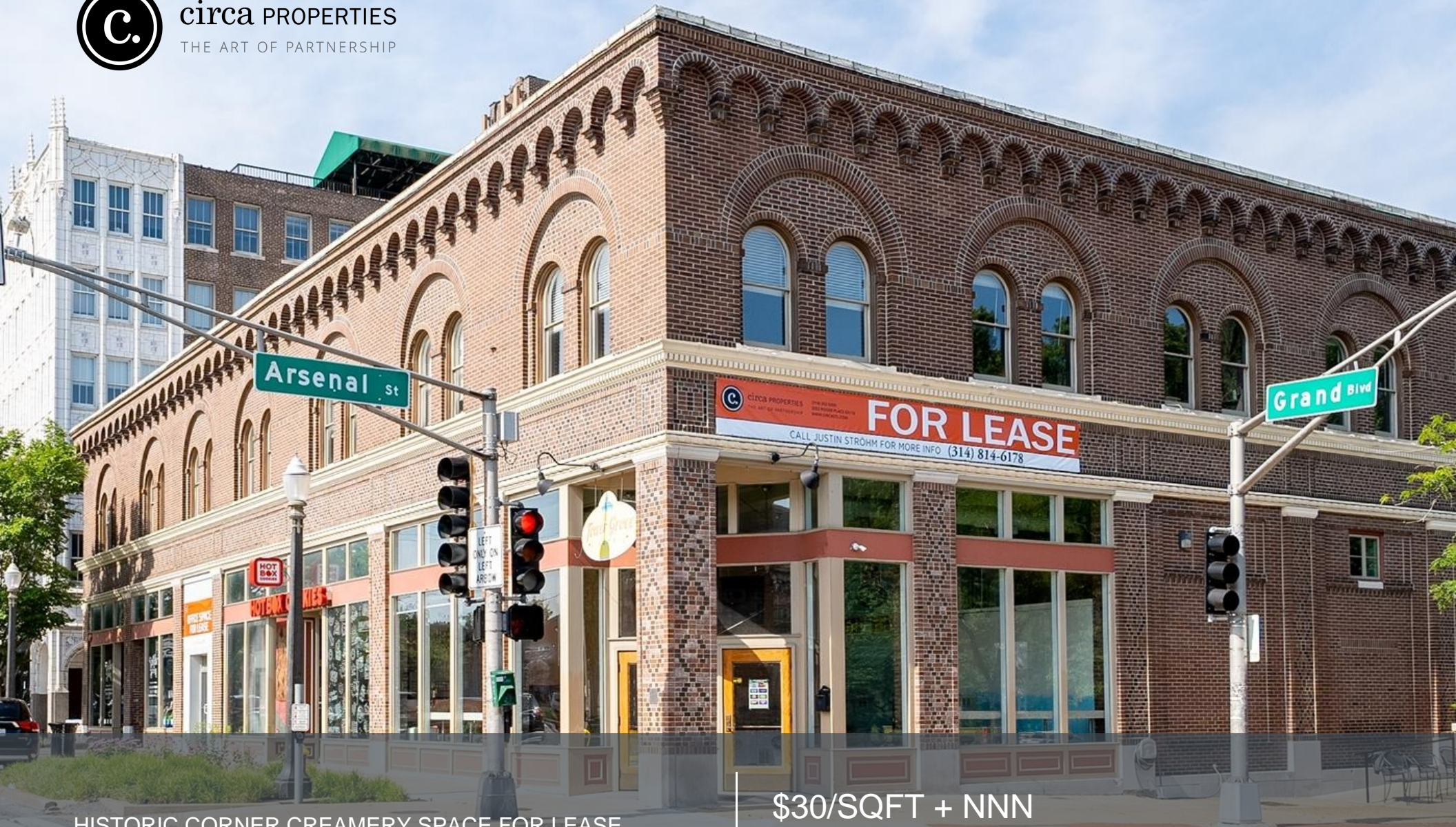




circa PROPERTIES
THE ART OF PARTNERSHIP



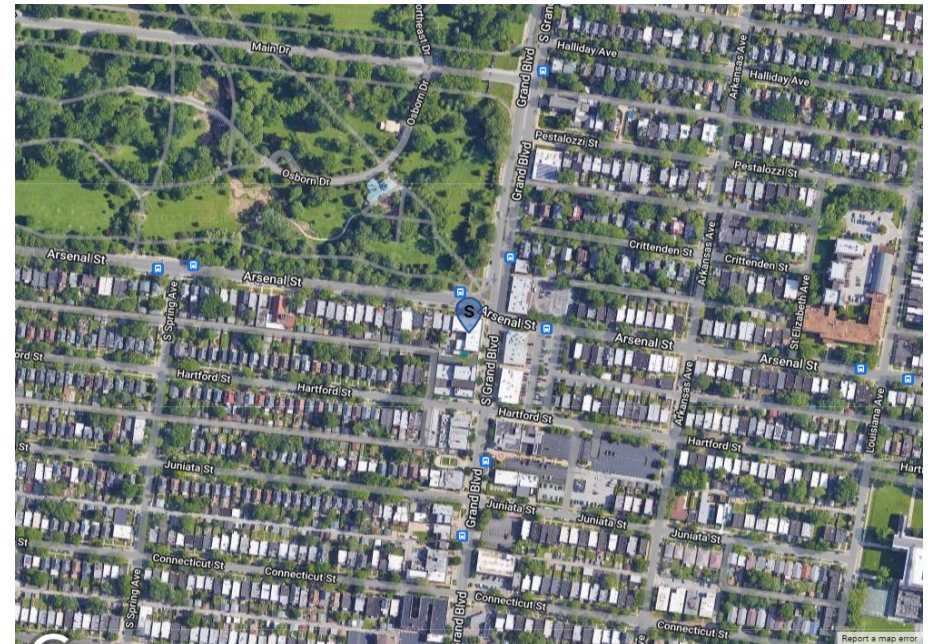
HISTORIC CORNER CREAMERY SPACE FOR LEASE

\$30/SQFT + NNN

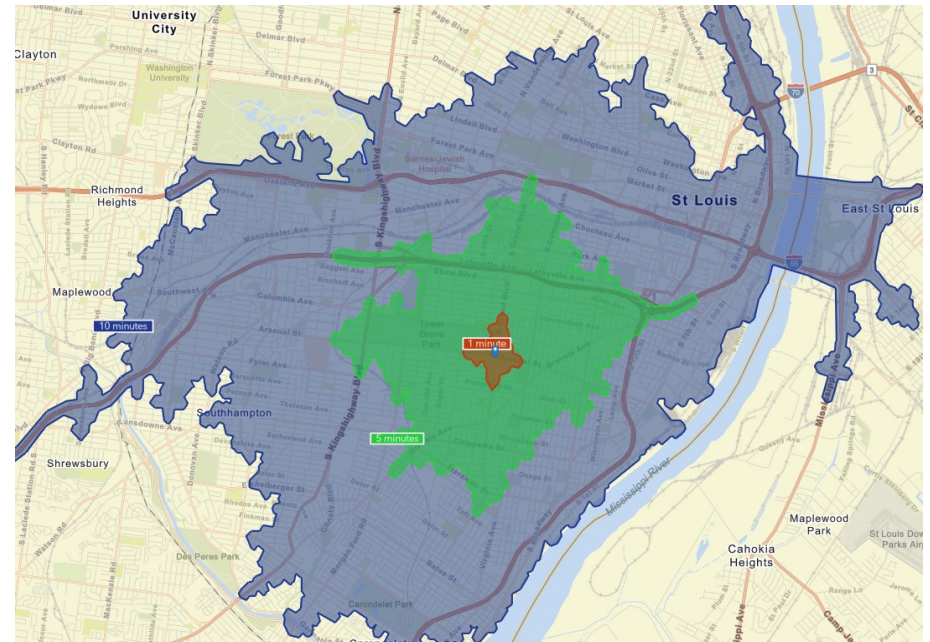
3101 S GRAND, SAINT LOUIS MO 63118

- 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

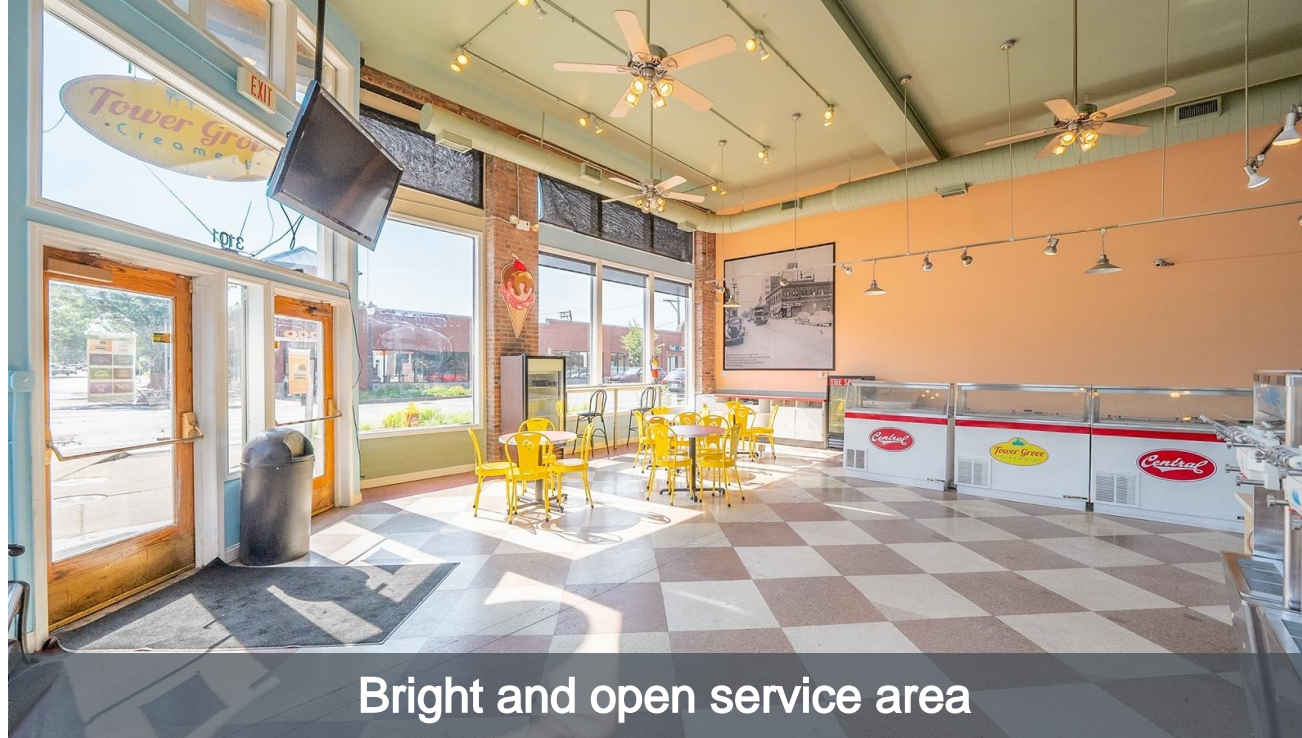


Drive Times





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				
learn more...	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

