



CHROMA RETAIL

SCAN HERE!



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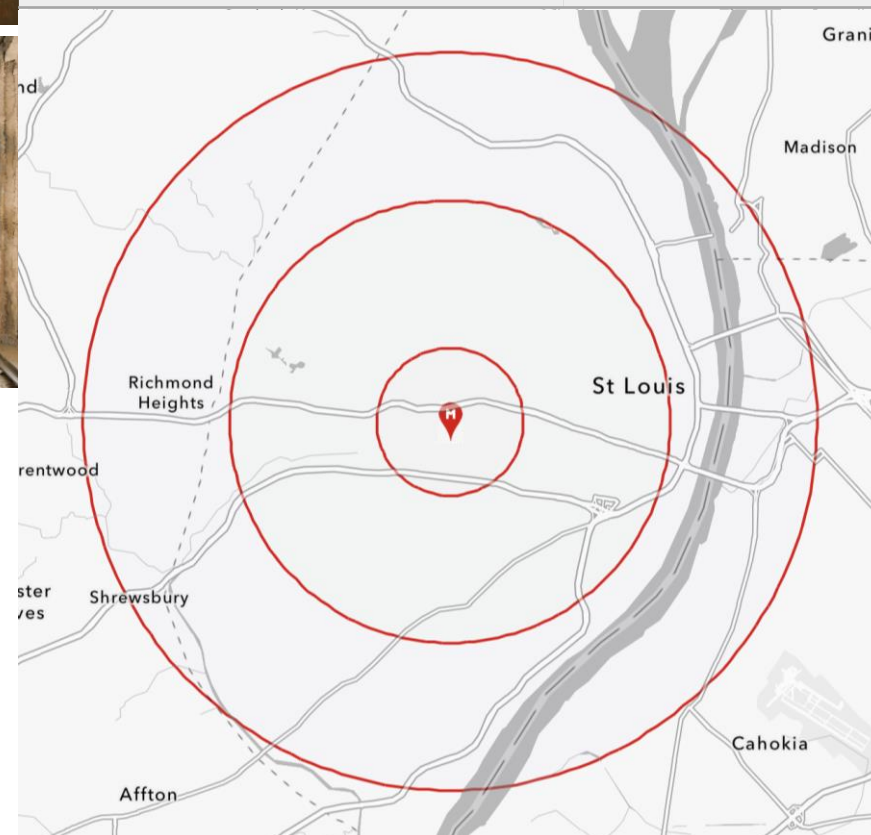
**4001-4095 CHOUTEAU AVE.
ST. LOUIS, MO 63110
2,979 — 3,749 S.F.
\$26.00/S.F. N.N.N.**

PROPERTY INFORMATION



- JOIN CHROMA — A LANDMARK MIXED-USE DEVELOPMENT
- STRATEGICALLY POSITIONED AT THE ENTRANCE TO THE GROVE
- HIGH PROFILE RETAIL LEASING OPPORTUNITIES AVAILABLE:
 - 2,979 S.F. TURN-KEY FORMER BAR & RESTAURANT
 - 3,749 S.F. FIRST GENERATION SPACE READY FOR WHITE-BOX
- JOIN SEOUL TACO, CHAO BAAN, SALON LOFTS AND SWEETWATERS
- 346 LUXURY APARTMENTS LOCATED WITHIN THE BUILDING
- THE GROVE IS A THRIVING NEIGHBORHOOD BOASTING A DIVERSE MIX OF PLACES TO EAT, SHOP, DRINK, LIVE AND PLAY.

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		20,592	158,734	334,513
HOUSEHOLDS		10,229	81,471	161,771
AVERAGE HH INCOME		\$90,597	\$89,150	\$91,024



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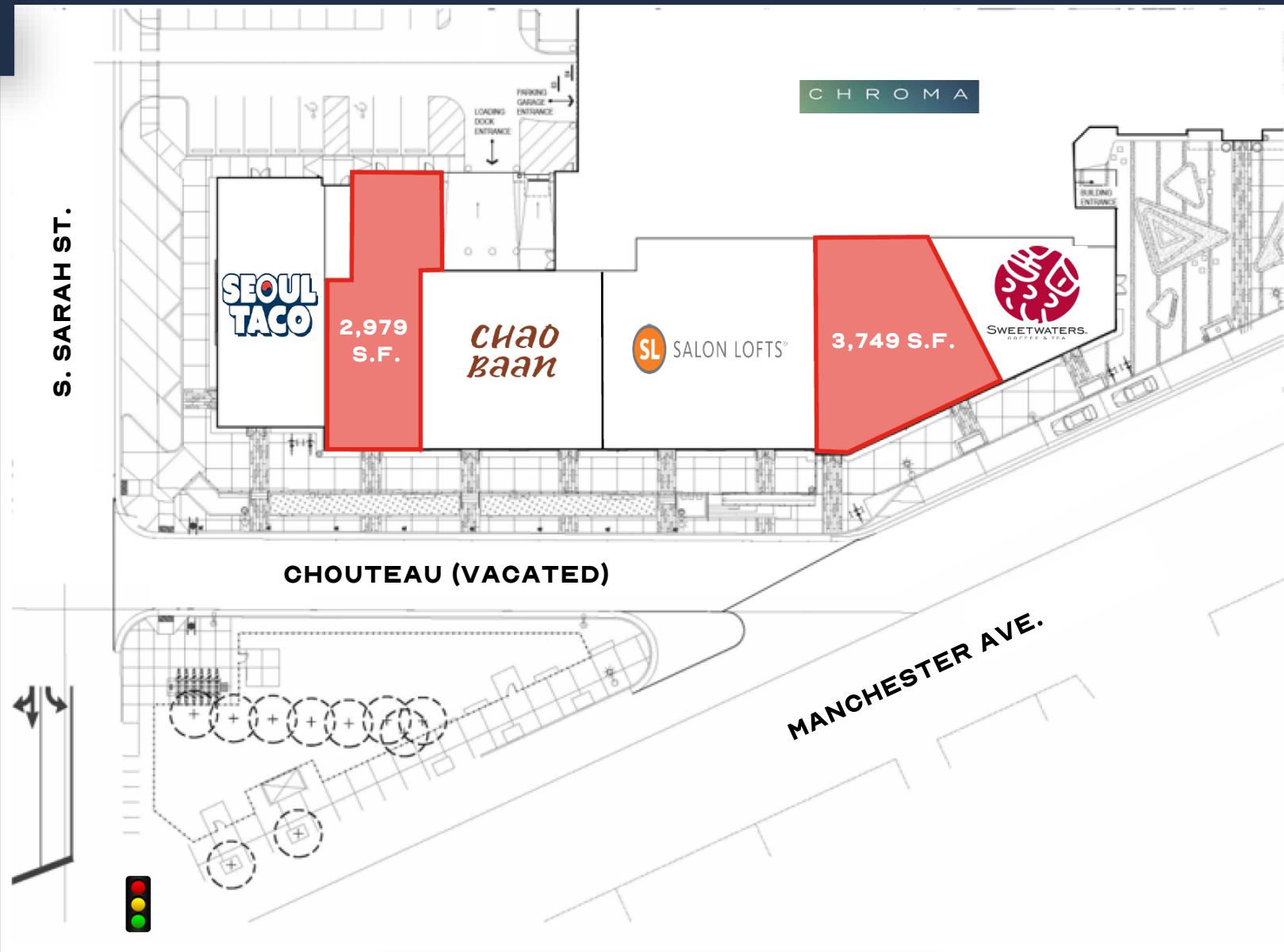
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SITE PLAN



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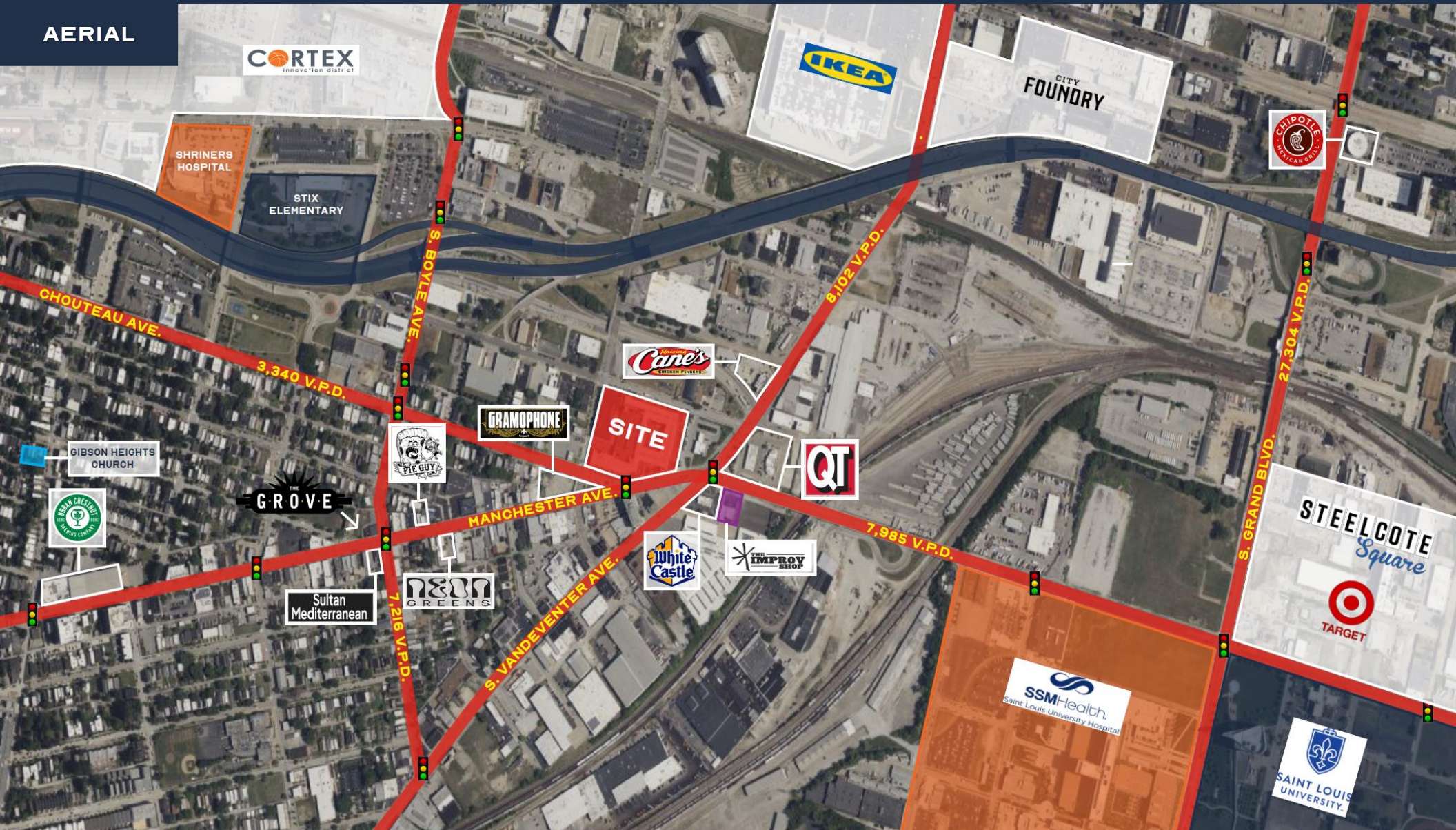
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AERIAL



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