

FOR LEASE

RETAIL | BAR/RESTAURANT
ACROSS FROM MLS STADIUM



ROOFTOP
POTENTIAL

PROPERTY DESCRIPTION

A rare retail/restaurant opportunity in the trending Downtown West submarket. This property encompasses 8,500 SF with endless potential. This property also has the ability to add a rooftop patio and/or a rooftop bar (Imagery of this on Renderings).

This property location is irreplaceable being directly across the street from the brand new MLS stadium (Project scheduled to be completed in July 2022, First Season will kickoff in 2023). In addition, the (NGA) National Geospatial Agency is also near by, bringing 3,000+ Federal Employees to the area. Multiple apartment redevelopments have been successfully completed -- Monogram on Washington, Adler Annex, the Lofts at the HUPP, the Beatrice, and multiple others. As the area continues to grow, opportunities like this have become more increasingly rare.

This single-story building is perfectly situated to be redeveloped into a bar/restaurant to serve crowds entering & exiting the MLS stadium. Reach out to the listing brokers to learn more or schedule a tour.

PROPERTY HIGHLIGHTS

- Directly across the street from the brand new MLS stadium
- Prime Location
- Rooftop Bar Potential
- High Foot Traffic

OFFERING SUMMARY

Address:	2025 Olive Street St. Louis, MO 63103
Lease Rate:	Negotiable
Available SF:	8,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	835	3,444	10,563
Total Population	941	4,515	16,565
Average HH Income	\$40,972	\$51,785	\$54,719



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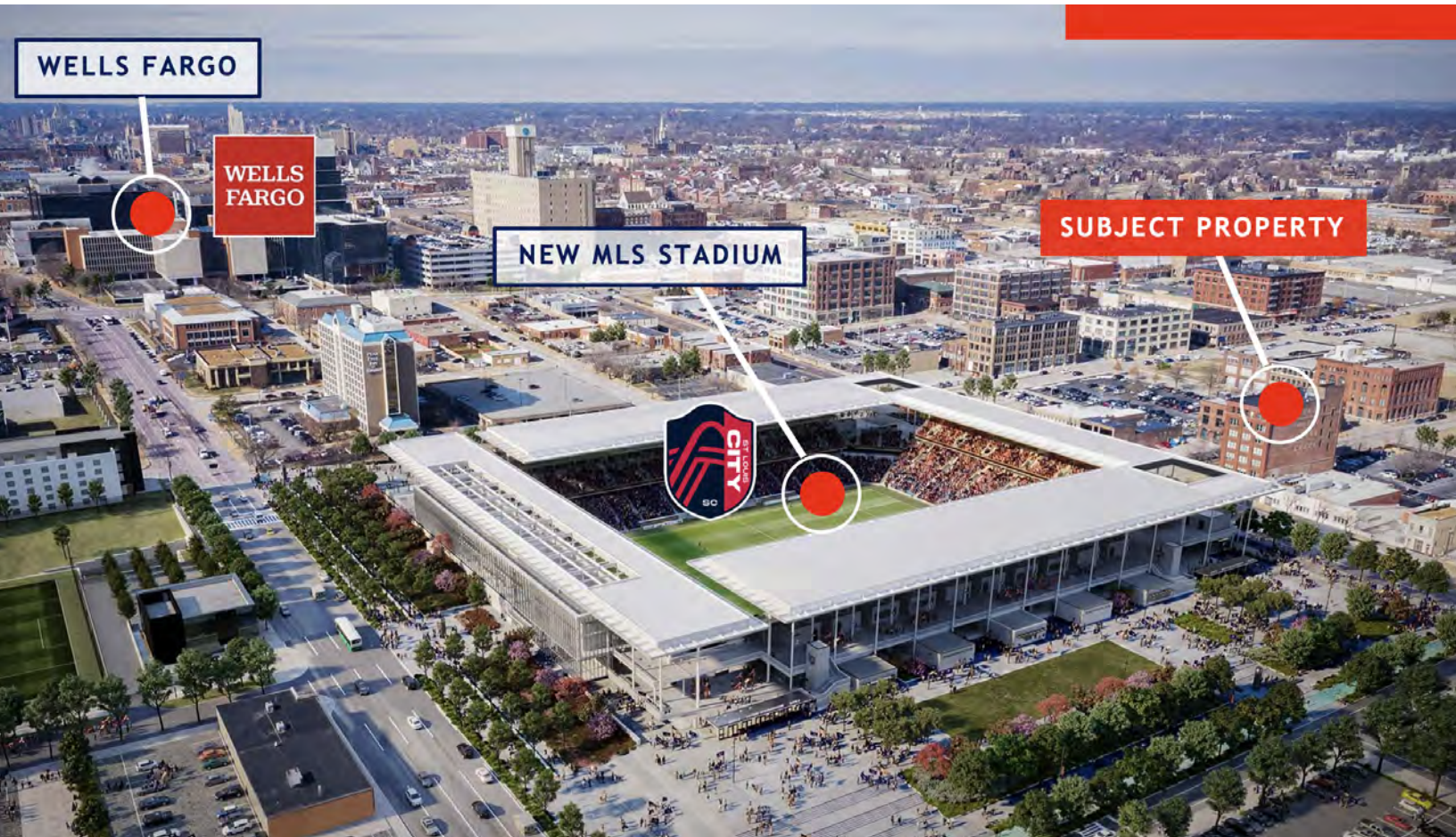
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DOWNTOWN WEST has seen an explosion of activity in the past few years. Most notably, a new Major League Soccer Stadium is under construction one block from the subject property. This has been a major draw for development and for new businesses flocking to the area. Even before the stadium was announced, many businesses decided to move into the area, such as Twain Financial Partners, who redeveloped the property at 20th and Washington Avenue as their new headquarters. Multiple apartment redevelopments have been successfully completed – Monogram on Washington, Adler Annex, the Lofts at the HUPP, the Beatrice, and multiple others. Development/redevelopment opportunities have become increasingly rare in the area. In addition to all of this, just to the North of the neighborhood is the new headquarters for the National Geospatial Agency. This Federal project is underway and has a projected cost of \$1.75 Billion. The Agency currently has 3,000+ high paying jobs and that number is expected to increase over the next few years.



Downtown West is located in the Downtown St. Louis submarket which contains the metro's largest office employment base, which helps attract developers and renter demand to the area. Two Fortune 500 companies are headquartered here, Ameren Corporation and Peabody Energy. Wells Fargo Advisors, a subsidiary of Wells Fargo formerly known as Wachovia

Securities, is located downtown as well. Additional major employers include the St. Louis Post-Dispatch, U.S. Bank, and Bryan Cave LLP. Saint Louis University is on the outskirts of the neighborhood and, in addition to its more than 13,000 students, is one of the metro's largest employers.



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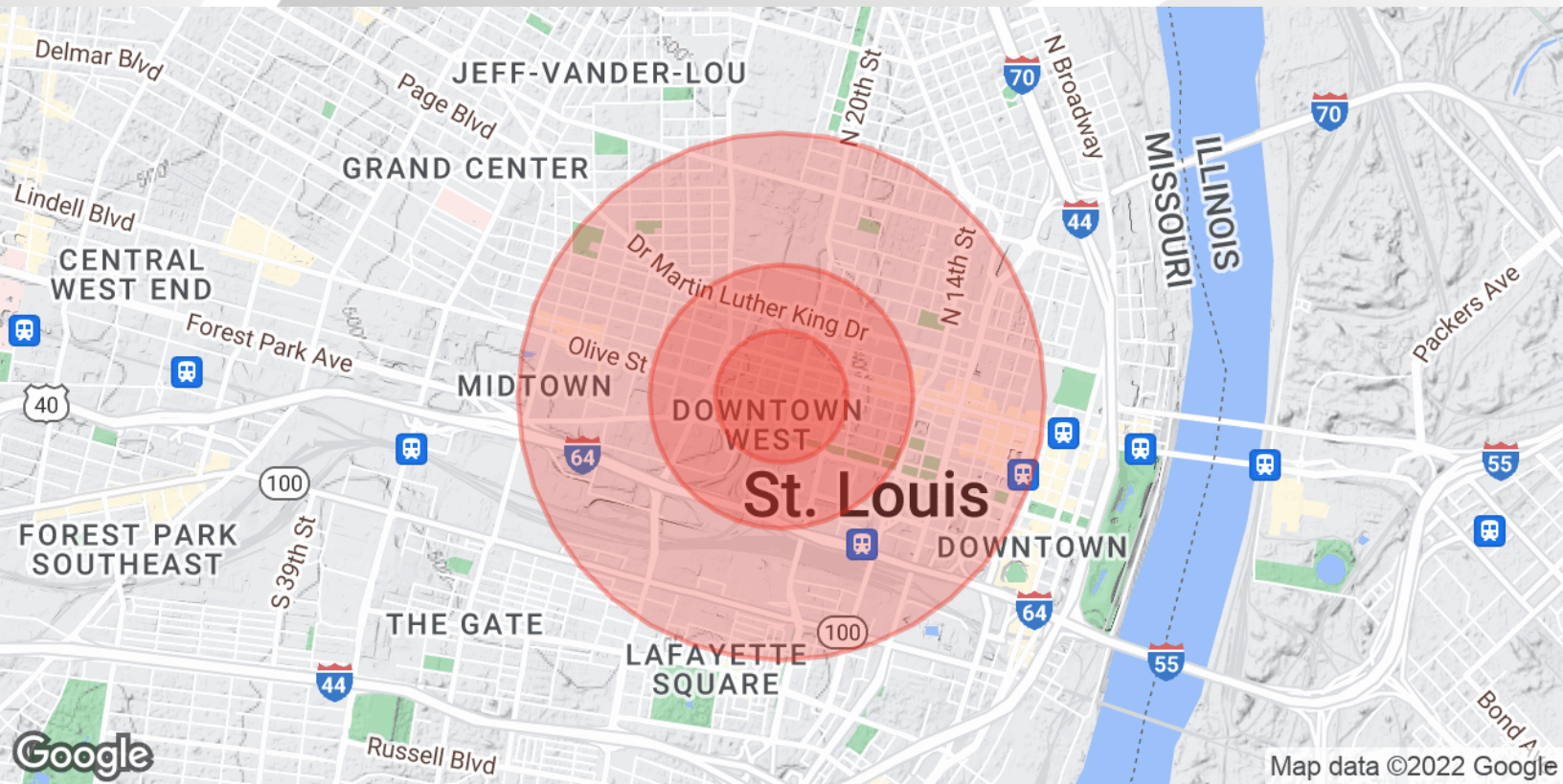
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**POPULATION****0.25 MILES****0.5 MILES****1 MILE**

Total Population	941	4,515	16,565
Average Age	37.6	35.7	32.7
Average Age (Male)	33.9	33.1	31.4
Average Age (Female)	42.5	37.9	33.6

HOUSEHOLDS & INCOME**0.25 MILES****0.5 MILES****1 MILE**

Total Households	835	3,444	10,563
# of Persons per HH	1.1	1.3	1.6
Average HH Income	\$40,972	\$51,785	\$54,719
Average House Value	\$483,334	\$307,746	\$225,566

* Demographic data derived from 2020 ACS - US Census



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