

## PROPERTY SUMMARY

1511 WASHINGTON AVE



**1511**  
washington  
st. louis, mo 63103

turnkey  
restaurant

for sale  
or lease



## PROPERTY HIGHLIGHTS

- 5,324 - 8,422 SF of Restaurant Space with Luxury Finishes
- Full Commercial Kitchen with **All Equipment Included**
- Large Bar and Dining room on First Floor
- Large Dining room on Second Floor with Additional Bar
- Elevator to Second Floor
- Floor to Ceiling Windows on Second Floor
- Restaurant Area 5,324 SF, Additional Bar Area 3,098 SF
- Restaurant and Additional Bar Can Be Divided

## OFFERING SUMMARY

Sale Price:	\$760,000
Lease Rate:	\$9.00/SF NNN
Available SF:	5,324 - 8,422 SF
Estimated NNN's:	\$4.85/SF



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110  
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No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.





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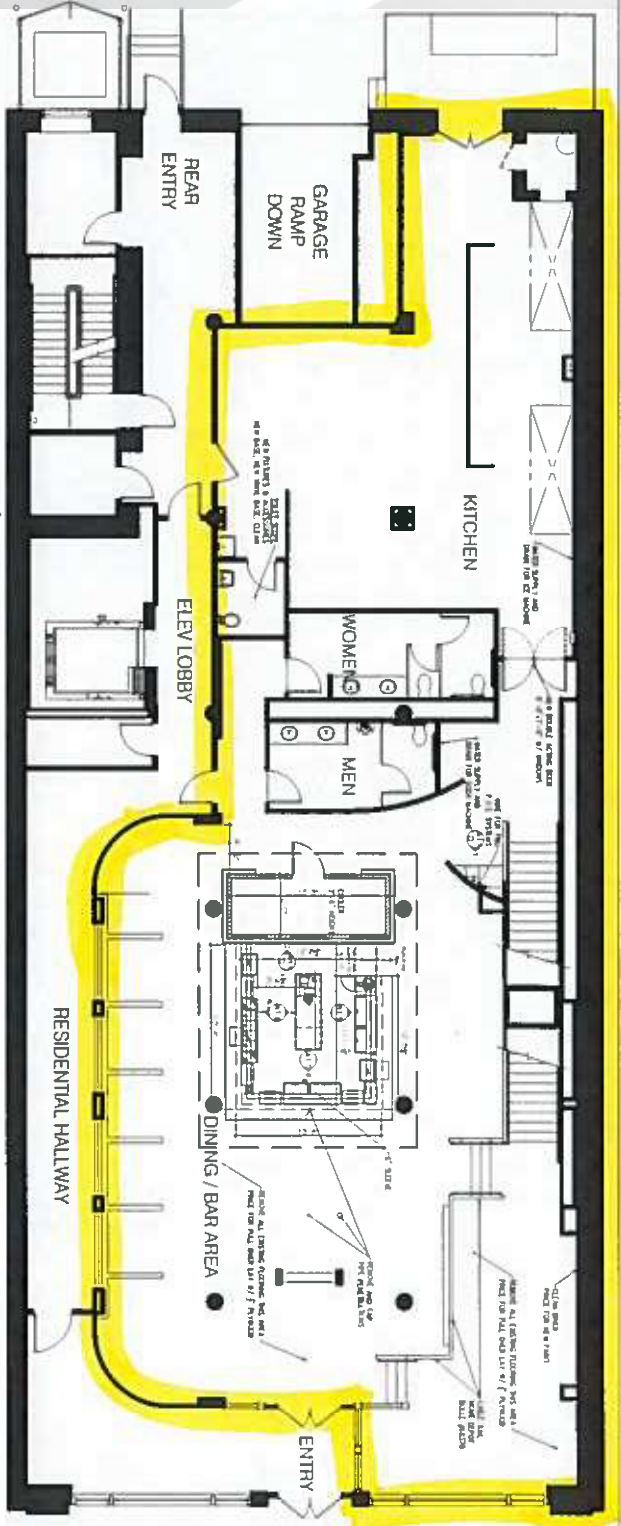
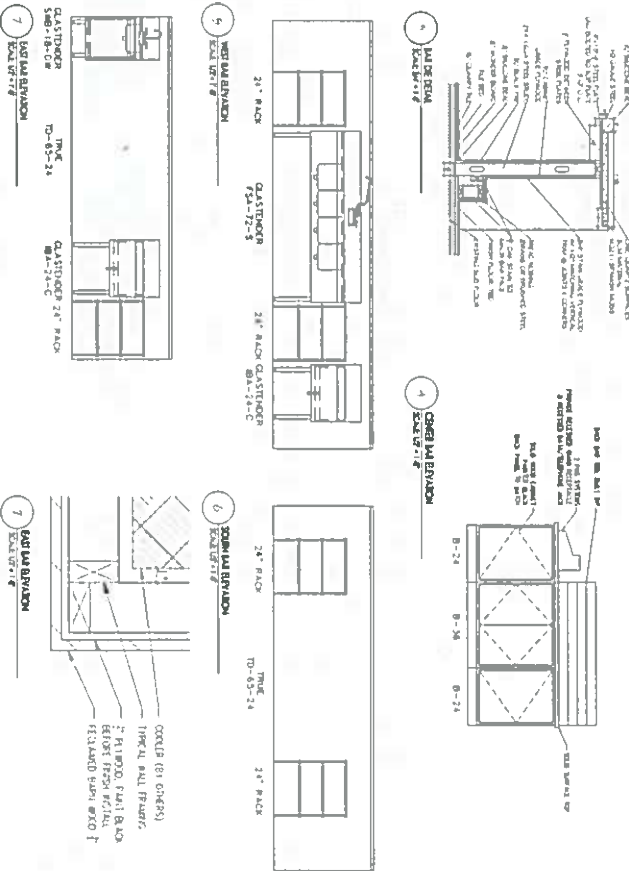
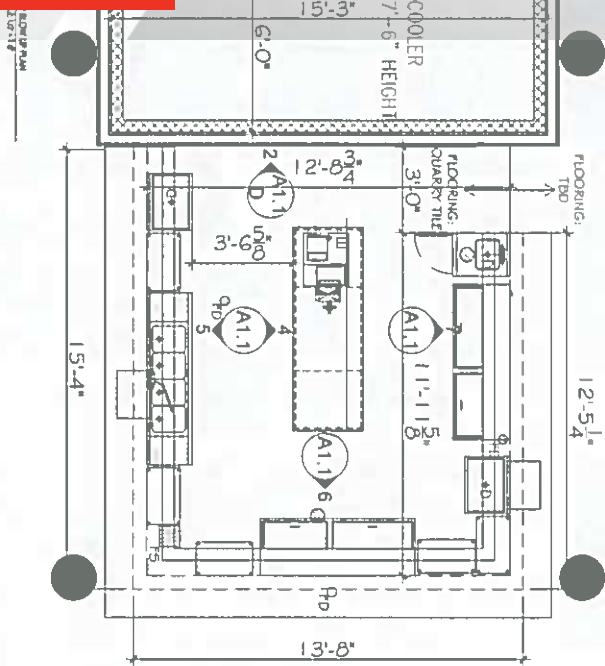
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## FLOOR PLANS

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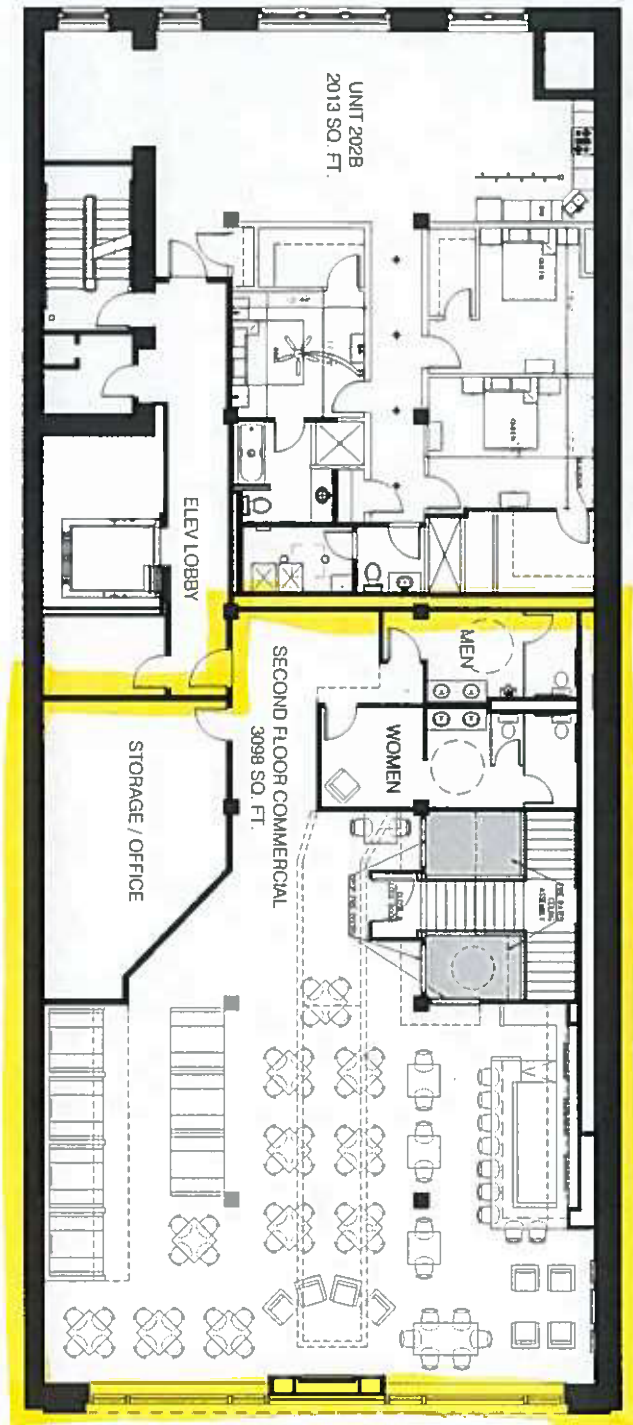


EXHIBIT A

**PROJECT ARCHITECT**

**JSO**

JSO SERVICES, LLC  
1511 LOCUST STREET  
SUITE 806  
SAINT LOUIS, MISSOURI 63103  
PH 1 417 343 2800  
WWW.JOHNSEDGM.COM  
E-MAIL: JOHN@JOHNSEDGM.COM  
CONTACT: JOHN S. ODGM, AIA, NCARB



1 SECOND FLOOR PLAN  
3/16" = 1'-0"



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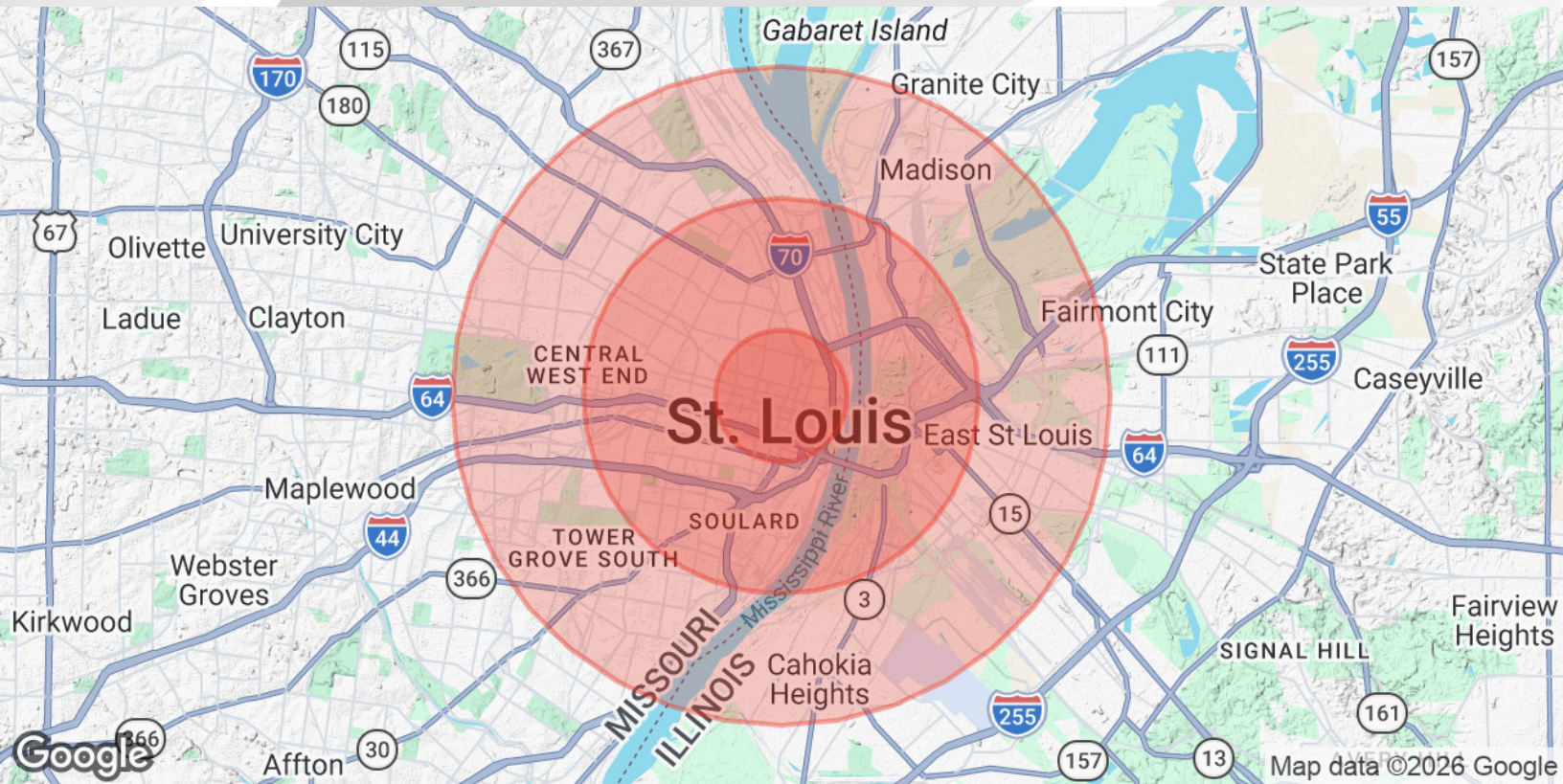
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### POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Total Population	16,193	83,019	202,632
Average Age	37	37	39
Average Age (Male)	37	37	38
Average Age (Female)	38	38	39

### HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total Households	9,235	40,797	97,589
# of Persons per HH	1.8	2	2.1
Average HH Income	\$71,027	\$73,567	\$70,071
Average House Value	\$286,295	\$275,946	\$238,153

Demographics data derived from AlphaMap



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**MATTHEW MILLSLAGLE****Associate**

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Direct: 314.208.2395

**PROFESSIONAL BACKGROUND**

Matthew has always had a passion for commercial real estate. He started at Salient first as intern and then after graduating from the University of Arkansas and receiving his degree in Finance - Real Estate with a marketing minor, he accepted a full time position at the firm. From his time living in the area as well as his studies, he has vast knowledge of where and what clients are looking for. Matthew is looking forward to helping others see how great St. Louis can be.

**EDUCATION**

University of Arkansas - Sam Walton College of Business

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**TIMOTHY MCCARTHY**

Senior Associate

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**PROFESSIONAL BACKGROUND**

Timothy is an Associate at Salient Realty Group. He has a passion for the growth and redevelopment of the city which landed him with Salient. Tim works with clients in all phases from leasing to acquisitions. Prior to Salient, Tim worked in Sales, Marketing and leadership with various companies and start-ups, which allows him to understand the various needs of his clients. With his experience in marketing and sales this further enhances Tim's ability to provide expert representation to his clients. Tim began his career in commercial real estate to help investors, sellers and buyers make smarter real estate decisions and be a real estate problem solver for many. He has worked on office, retail, small-to-large multifamily and a wide variety of investment properties. As a husband and father of three, Tim enjoys spending time with his family.

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