

STREET LEVEL RETAIL SPACE FOR LEASE

CHOUTEAU'S GROVE

4001 CHOUTEAU AVE, ST. LOUIS, MISSOURI 63110

RETAIL



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ST. LOUIS

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PROPERTY INFO

- ... Located within the City's hottest neighborhood, and the center of investment and activity in the City of St. Louis
- ... Chouteau's Grove is an urban core, mixed-use development consisting of 18,000 SF of street level retail space and 240+ apartment units
- ... Dedicated structured parking with abundant surface parking within an urban location
- ... Close to Cortex and BJC with a daytime population of nearly 33,000 within 1 mile of Chouteau's Grove

CONTACT BROKER FOR PRICING

VEHICLES PER DAY

Interstate 64	117,452
Vandeventer	20,000
Manchester	14,000
Chouteau	9,445
North Sarah	3,000
TOTAL	161,125

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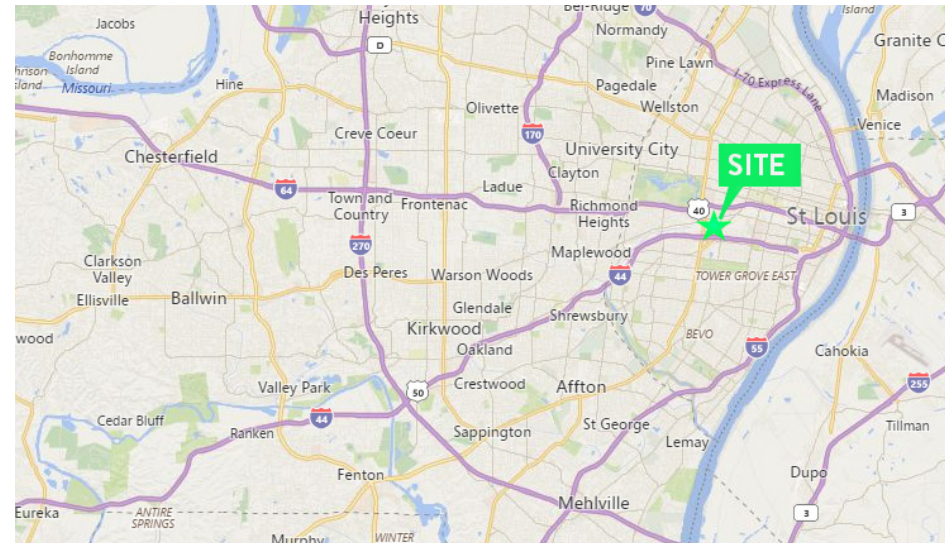
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THE GROVE

- ... The Grove is the City's premier Art, Dining and Entertainment District with over 60+ new existing businesses and over 368,000 SF of entertainment retail spaces
- ... The Grove features a diversity of businesses, including bars, restaurants, hair salons, a brewery, an architecture firm, book stores, a gift shop, dress shops, and much more
- ... The Grove's central location provides dynamic access to all neighborhoods in the City
- ... Adjacent to The Grove, CORTEX is the Midwest's premiere innovation hub of bioscience and technology research, development and commercialization, serving as the anchor of St. Louis' growing ecosystem for innovative startup programs and established companies
- ... The Grove is in close proximity to St. Louis University (over 13,000 students and 8,000 faculty and staff) and the Barnes-Jewish, Washington University Medical Campus and Cortex which brings nearly 30,000 jobs to the area
- ... The Grove is next to IKEA's first St. Louis location which is expected to attract over 2 million visitor trips

AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	18,113	163,964	355,472
Median Household Income	\$28,927	\$34,363	\$36,582
Average Household Income	\$44,804	\$49,393	\$53,908
Households	7,876	76,783	159,295



STREET LEVEL RETAIL SPACE FOR LEASE

TRADE AREA AERIAL

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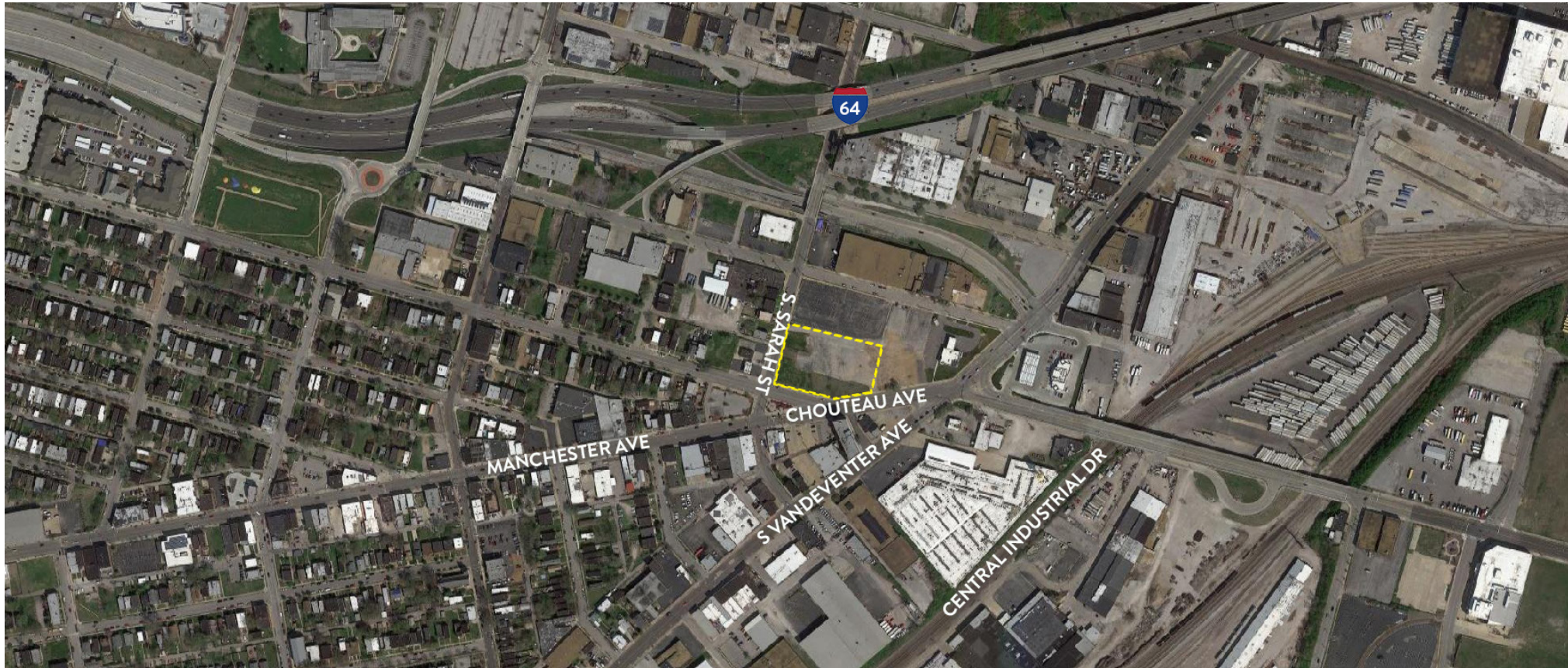
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STREET LEVEL RETAIL SPACE FOR LEASE

SITE AERIAL

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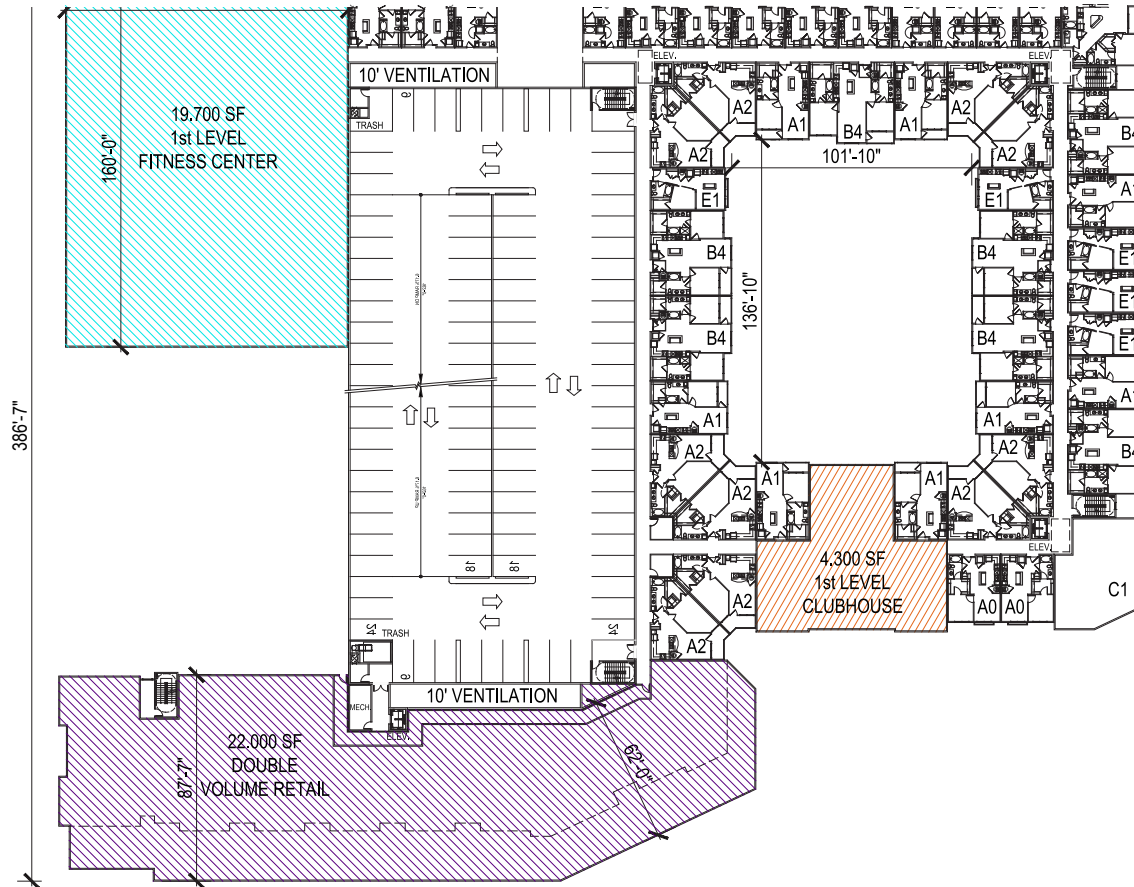
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OVERALL PROJECT SITE

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Retail Square Footage -Phase 1

Unit 1	2,857 SF
Unit 2	2,074 SF
Unit 3	2,114 SF
Unit 4	2,076 SF
Unit 5	1,803 SF
Unit 6	2,215 SF
Unit 7	2,529 SF
Unit 8	1,766 SF

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