



**ARCH LOFTS ON
LACLEDE'S LANDING**

SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126

Caleb@ManorRealEstate.com

212 MORGAN STREET

ST. LOUIS, MO 63102

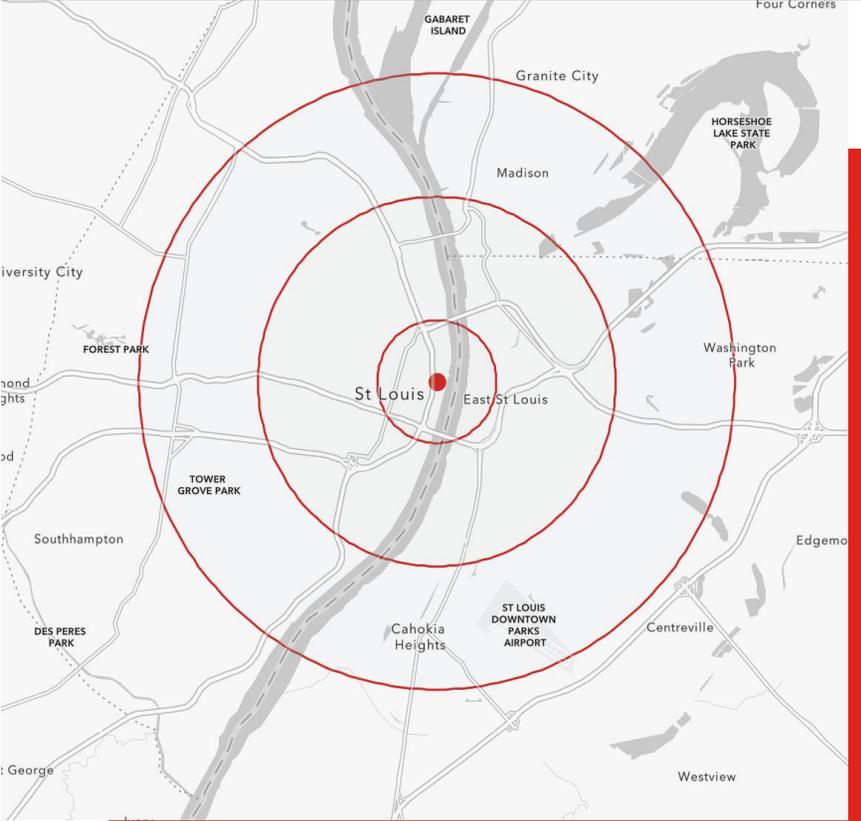
6,120 S.F. | CONTACT BROKER FOR PRICING

CONCEPTUAL RENDERINGS OF REDEVELOPMENT



- **6,120 ± S.F. OF BUILD TO SUIT GROUND-LEVEL RETAIL**
- **LOCATED ON THE HISTORIC LACLEDE'S LANDING RIVERFRONT DISTRICT**
- **BUILD TO SUIT GROUND-LEVEL RETAIL WITH A PATIO AND LUXURY LOFT-STYLE APARTMENTS UNDER REDEVELOPMENT ON THE 2ND AND 3RD FLOORS**
- **ADJACENT TO THE ST. LOUIS ARCH GROUNDS AND 2 BLOCKS FROM HORSESHOE ST. LOUIS (FORMERLY LUMIERE CASINO)**
- **FORMERLY HOME TO THE MORGAN STREET BREWERY**
- **BUILDING SIGNAGE AVAILABLE ALONG NORTH 2ND STREET AND MORGAN STREET**
- **SEVERAL LARGE MULTI-FAMILY REDEVELOPMENTS ARE PLANNED FOR THE IMMEDIATE AREA**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		10,430	68,059	205,618
HOUSEHOLDS		5,583	30,160	89,631
AVERAGE HH INCOME		\$75,723	\$59,298	\$60,336



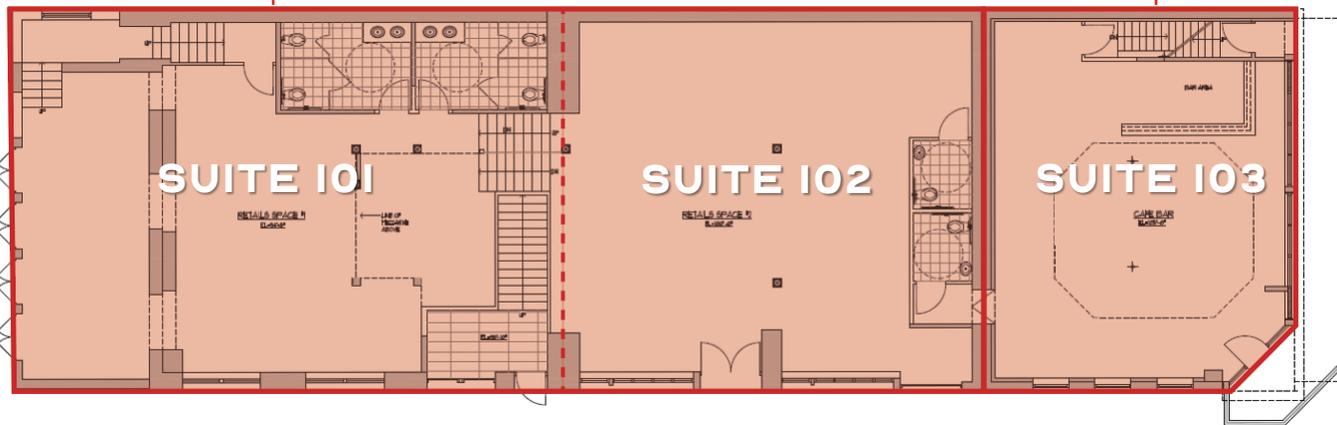
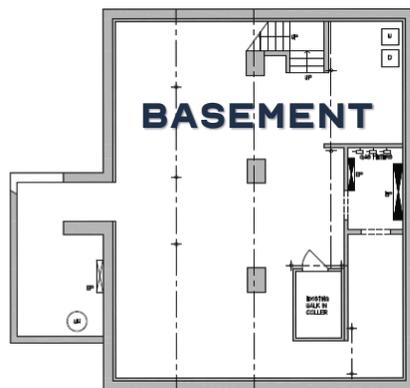
SCAN HERE!



CALEB ANTHONIS
 Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**212 MORGAN STREET
 ST. LOUIS, MO 63102
 6,120 S.F. | CONTACT BROKER FOR PRICING**

SITE PLAN



LUMIERE PL. BLVD

MORGAN STREET

ARCH LOFTS

SUITE	S.F.	STATUS
212 MORGAN STREET		
101	1,800	AVAILABLE
101 – MEZZANINE	1,100	AVAILABLE
102	2,400	AVAILABLE
718 LUMIERE PLACE BOULEVARD		
103	1,400	AVAILABLE

SCAN HERE!

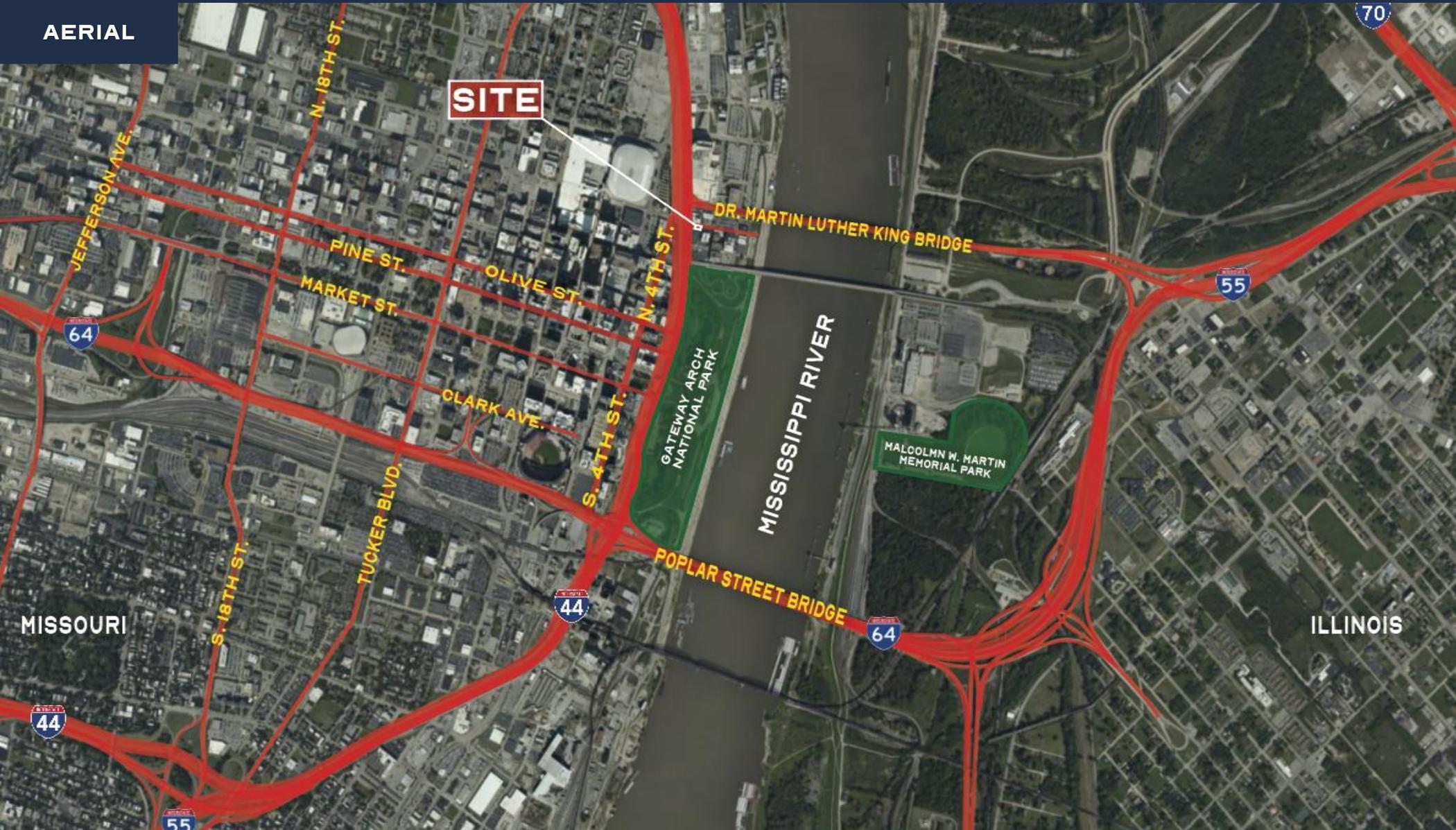


CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
 Caleb@ManorRealEstate.com

**212 MORGAN STREET
 ST. LOUIS, MO 63102
 6,120 S.F. | CONTACT BROKER FOR PRICING**

AERIAL



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126

Caleb@ManorRealEstate.com

212 MORGAN STREET

ST. LOUIS, MO 63102

6,120 S.F. | CONTACT BROKER FOR PRICING