

**UNION CLUB -
LAFAYETTE SQUARE
FIRST FLOOR RETAIL**



SCAN HERE!



CALEB ANTHONIS

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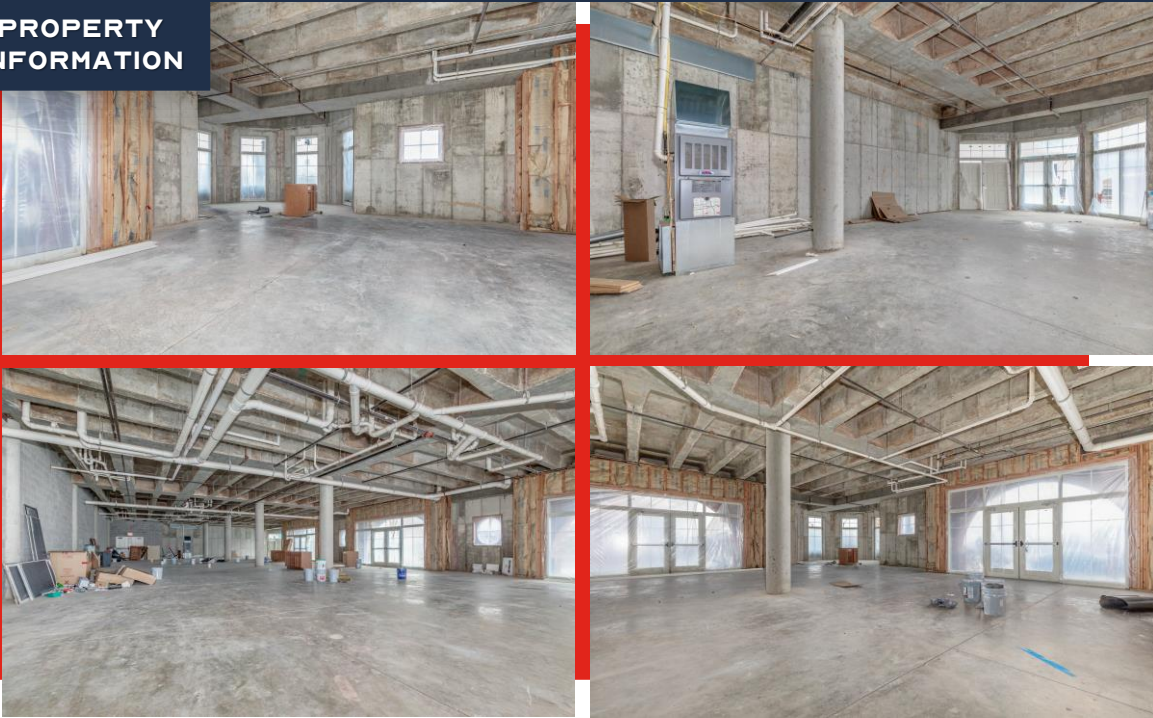
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**1700 SOUTH JEFFERSON AVENUE
ST. LOUIS, MO 63104
5,170 S.F. | \$6.00/S.F. N.N.N.**

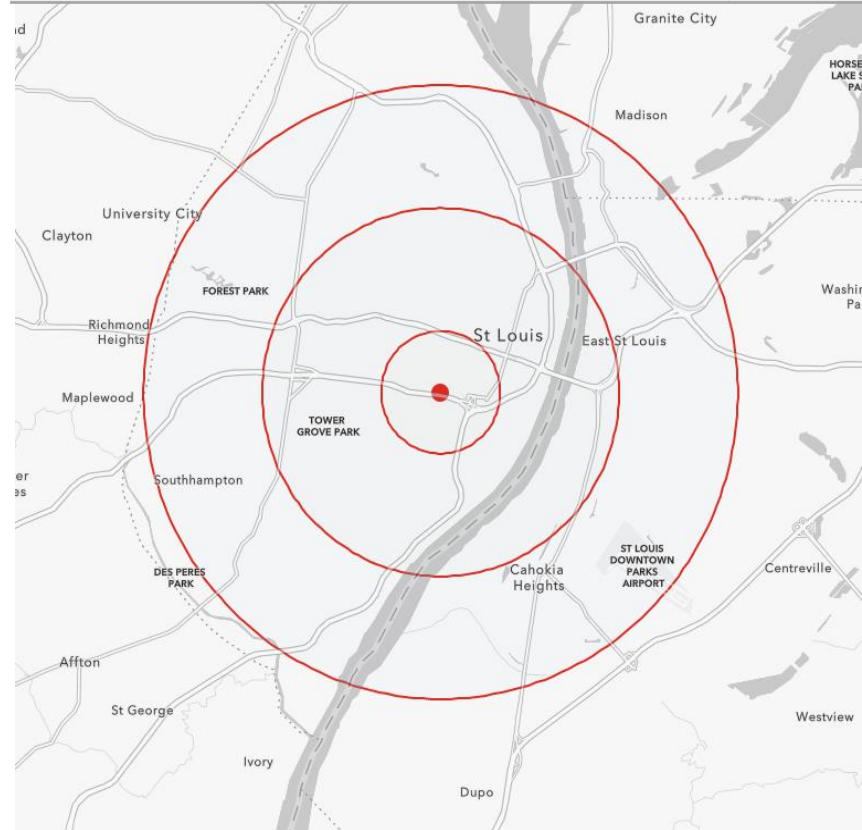
FOR LEASE

PROPERTY INFORMATION



- **FIRST FLOOR RETAIL LOCATED AT THE INTERSECTION OF SOUTH JEFFERSON AND HWY 44 IN THE LAFAYETTE SQUARE NEIGHBORHOOD**
- **CENTRALLY LOCATED WITH EASY HIGHWAY ACCESS**
- **FLOOR TO CEILING WINDOWS**
- **POTENTIAL TENANT IMPROVEMENT ALLOWANCE AVAILABLE FOR QUALIFIED TENANTS**
- **EXCELLENT VISIBILITY FROM S. JEFFERSON WITH OVER 24,000 VEHICLES PER DAY**
- **ALL 39 APARTMENT UNITS CURRENTLY OCCUPIED**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	19,667	128,581	281,902
HOUSEHOLDS 	10,011	63,864	136,814
AVERAGE HH INCOME 	\$91,978	\$76,125	\$75,404



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