

**DOWNTOWN WEST
FLEX SPACE W/DRIVE
IN DOOR**



SCAN HERE!



CALEB ANTHONIS

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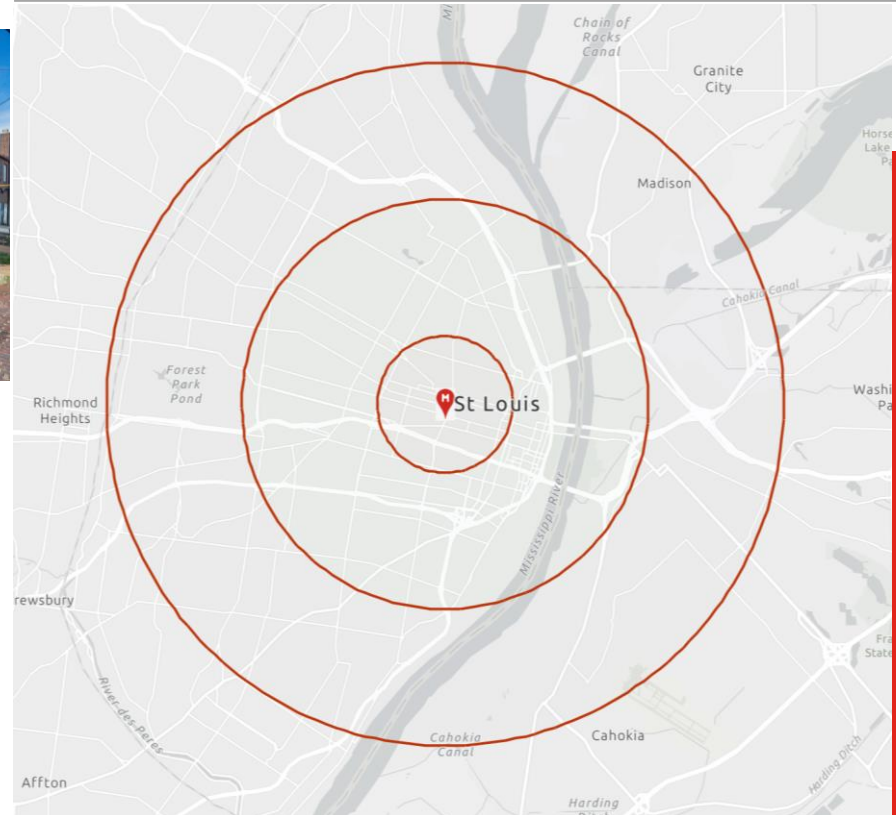
**2649 WASHINGTON AVENUE, SUITE B
ST. LOUIS, MO 63103
1,600 S.F. | \$12.50/S.F. N.N.N.**

PROPERTY INFORMATION



- NEWLY RENOVATED FLEX SPACE WITH TYPE 2 HOOD.
- THE SPACE FEATURES 1,600 S.F. OF MOSTLY OPEN SPACE.
- INFRASTRUCTURE IN PLACE INCLUDES BRAND NEW TYPE 2 HOOD & HAND WASH SINK.
- ROUGH-IN PLUMBING FOR ADDITIONAL COMMERCIAL SINK AND DISHWASHER.
- ROLL UP DOOR WITH ALLEY ACCESS FOR DELIVERIES.
- IDEAL FOR STORAGE, PRODUCTION FACILITY OR PREP KITCHEN.

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		13,509	114,373	248,674
HOUSEHOLDS		7,136	57,015	120,197
AVERAGE HH INCOME		\$56,832	\$80,304	\$74,722



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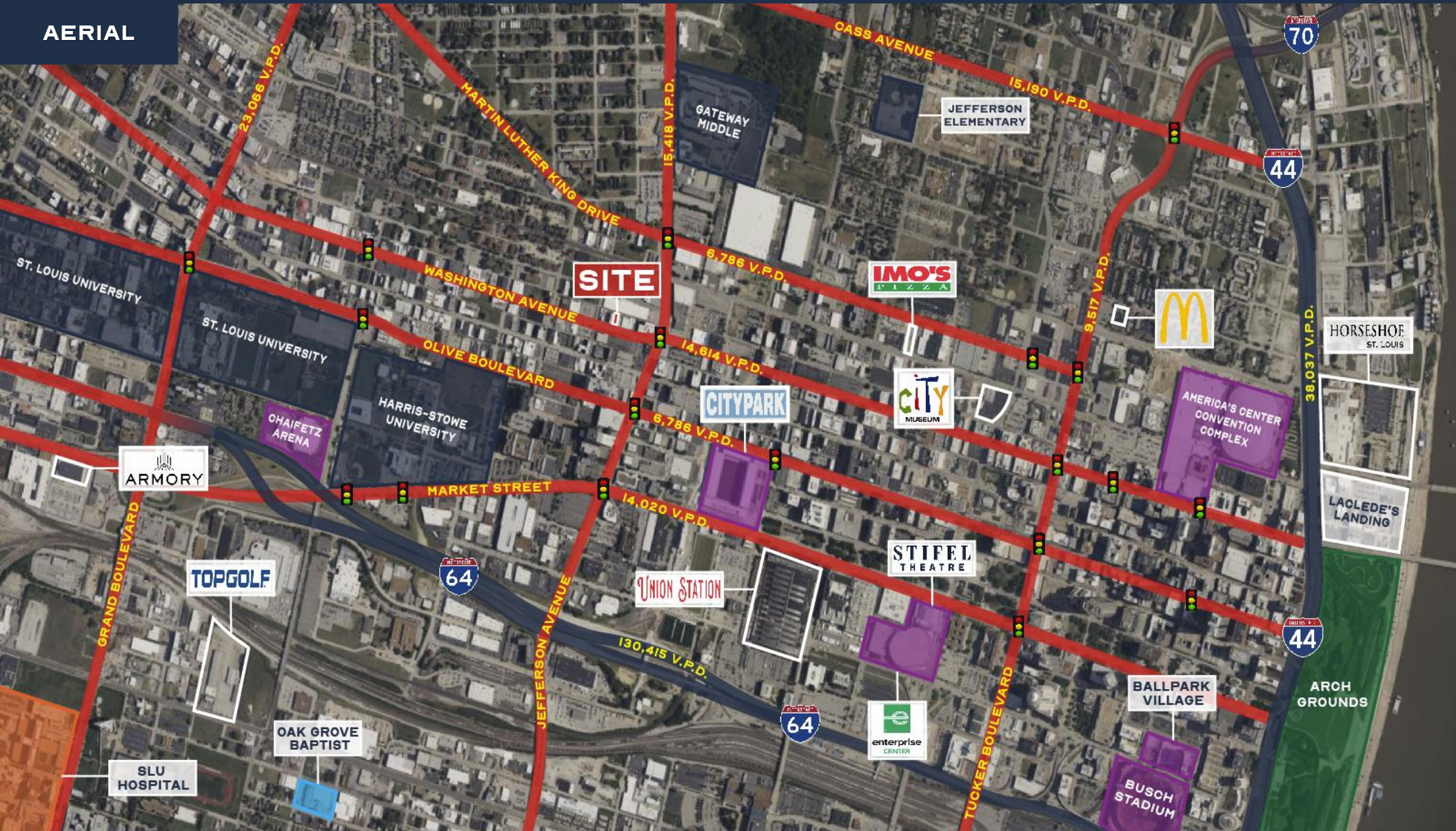


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AERIAL



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