

THE BAVARIAN INN



SCAN HERE!



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**3012 ARSENAL ST.
ST. LOUIS, MO 63118
2,080 S.F.
\$18.00/S.F. N.N.N.**

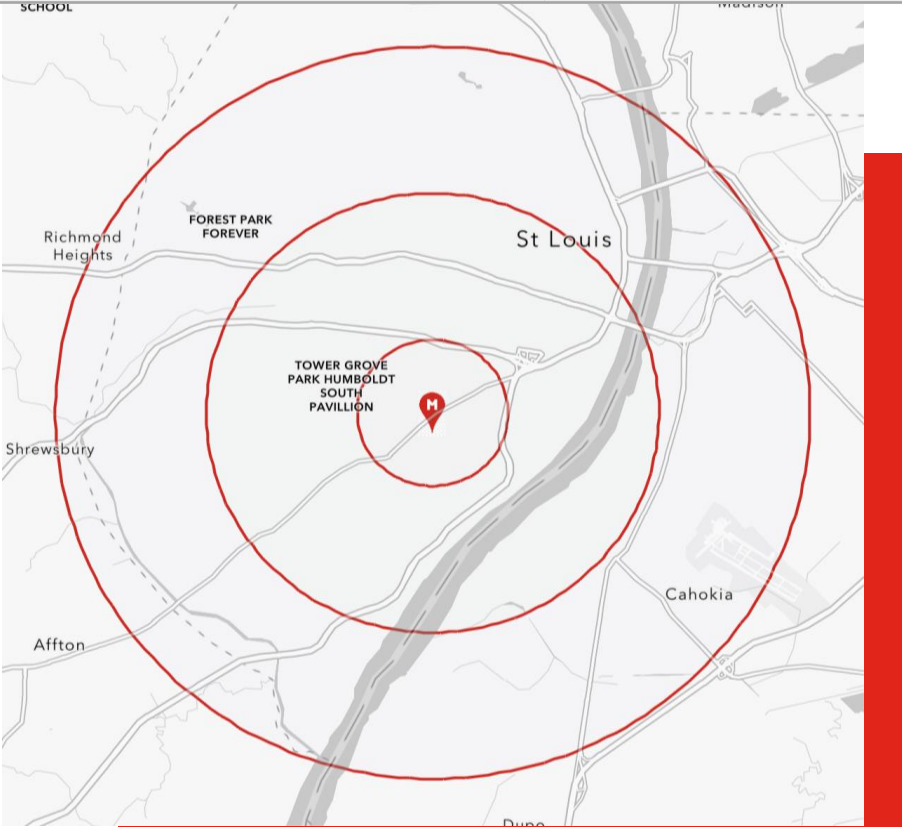
FOR LEASE

PROPERTY INFORMATION



- **2,080 S.F. SPACE (DIVISIBLE TO 1,120 S.F. AND 960 S.F.)**
- **2,040 S.F. BASEMENT STORAGE SPACE INCLUDED**
- **740 S.F. OUTDOOR PATIO SPACE INCLUDED**
- **18 OFF-STREET PARKING SPACES EXCLUSIVELY TO SERVE THE RETAIL TENANT(S)**
- **OWNER IS SOON TO BREAK GROUND ON 12 TOWNHOMES AND SIX CARRIAGE HOUSES HALF A BLOCK NORTH ON MINNESOTA (Q4 2024 GROUNDBREAKING).**
- **WELL LOCATED IN TOWER GROVE EAST AT ARSENAL & MINNESOTA, JUST ONE BLOCK FROM GRAVOIS**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	28,196	146,299	295,404
HOUSEHOLDS	13,176	72,417	145,334
AVERAGE HH INCOME	\$73,856	\$78,088	\$72,171



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**TOWER GROVE
EAST AERIAL**



ADDITIONAL RETAIL
PARKING

ARSENAL ST.

MINNESOTA AVE.

30

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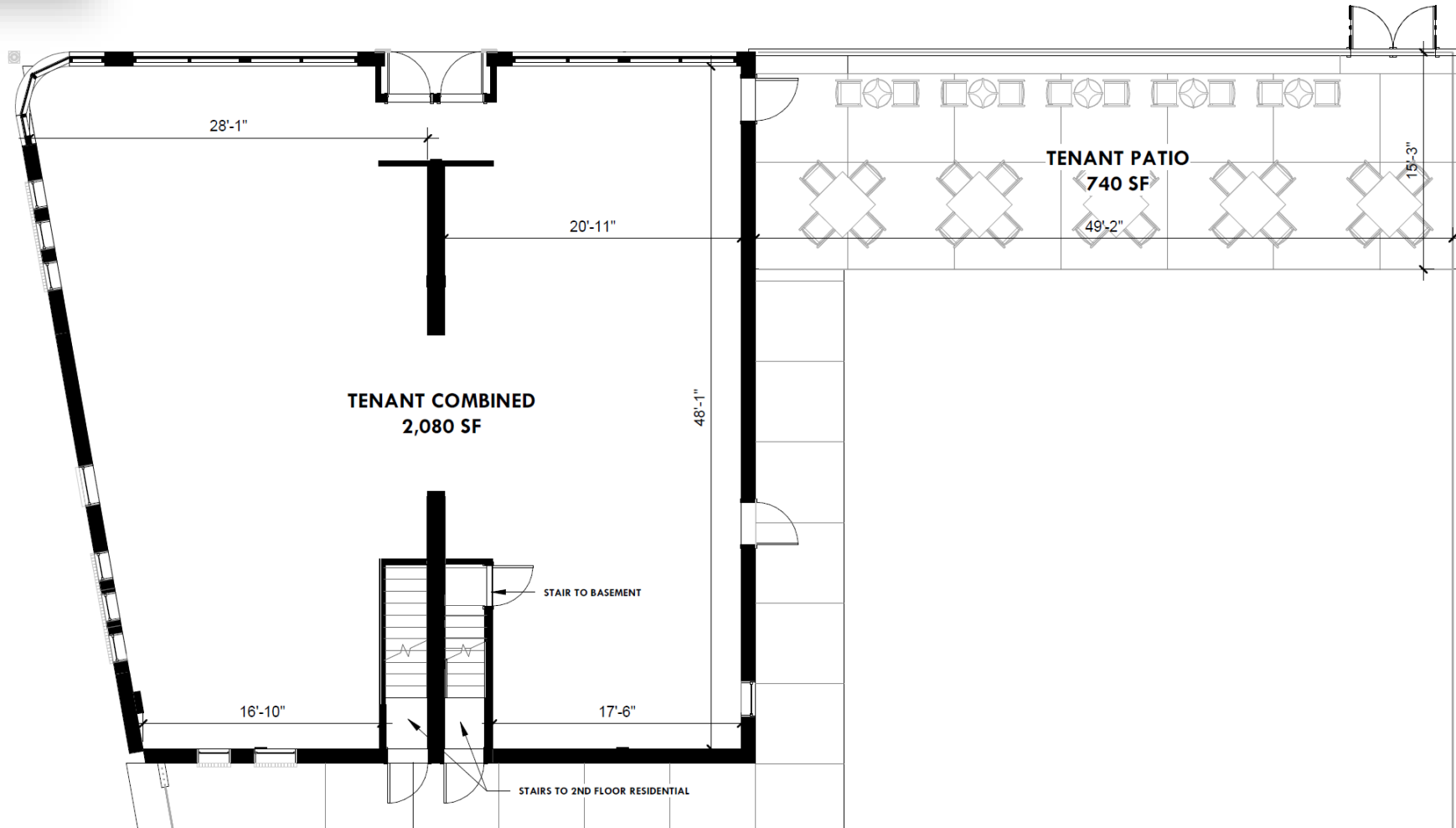
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LEVEL ONE FLOOR PLAN



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MINNESOTA
TOWNHOMES Q4 2024
GROUNDBREAKING



DVIP

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