

THE NICHOLAS



SCAN HERE!



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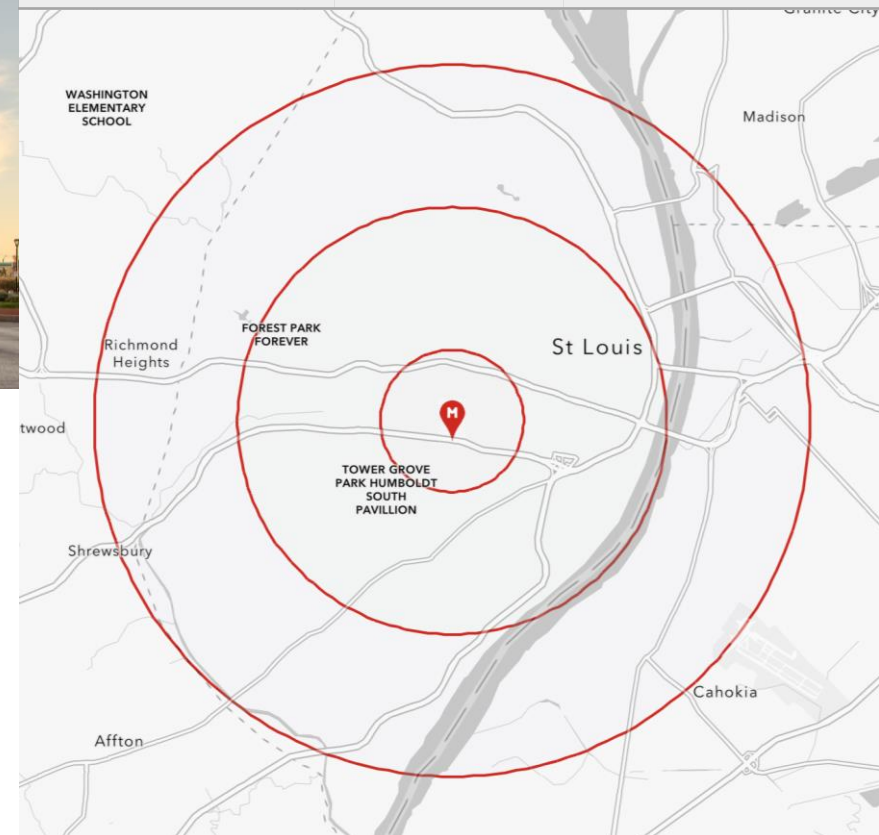
**1500-1506 S. GRAND
ST. LOUIS, MO 63104
1,057-1,245 S.F.
\$28/SF N.N.N.**

PROPERTY INFORMATION



- PRIME RETAIL ON THE CORNER OF S. GRAND AND PARK AVE. IN MIDTOWN ST. LOUIS CITY AVAILABLE FOR LEASE.
- BENEFIT FROM CLOSE PROXIMITY TO BOTH SLU HOSPITAL AND CARDINAL GLENNON HOSPITAL AS WELL AS SLU'S MEDICAL CAMPUS.
- THE NICHOLAS BUILDING IS HOME TO 28 NEWLY REDEVELOPED HIGH END APARTMENT UNITS.
- RETAIL SPACE RANGING FROM 1,057-1,245 S.F. AND FEATURES TALL AND PROMINENT WINDOW LINES FOR EXCELLENT VISIBILITY.
- TI ALLOWANCE AVAILABLE FOR QUALIFIED TENANTS.

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		18,073	154,174	319,065
HOUSEHOLDS		8,362	78,513	154,595
AVERAGE HH INCOME		\$112,494	\$88,116	\$87,908



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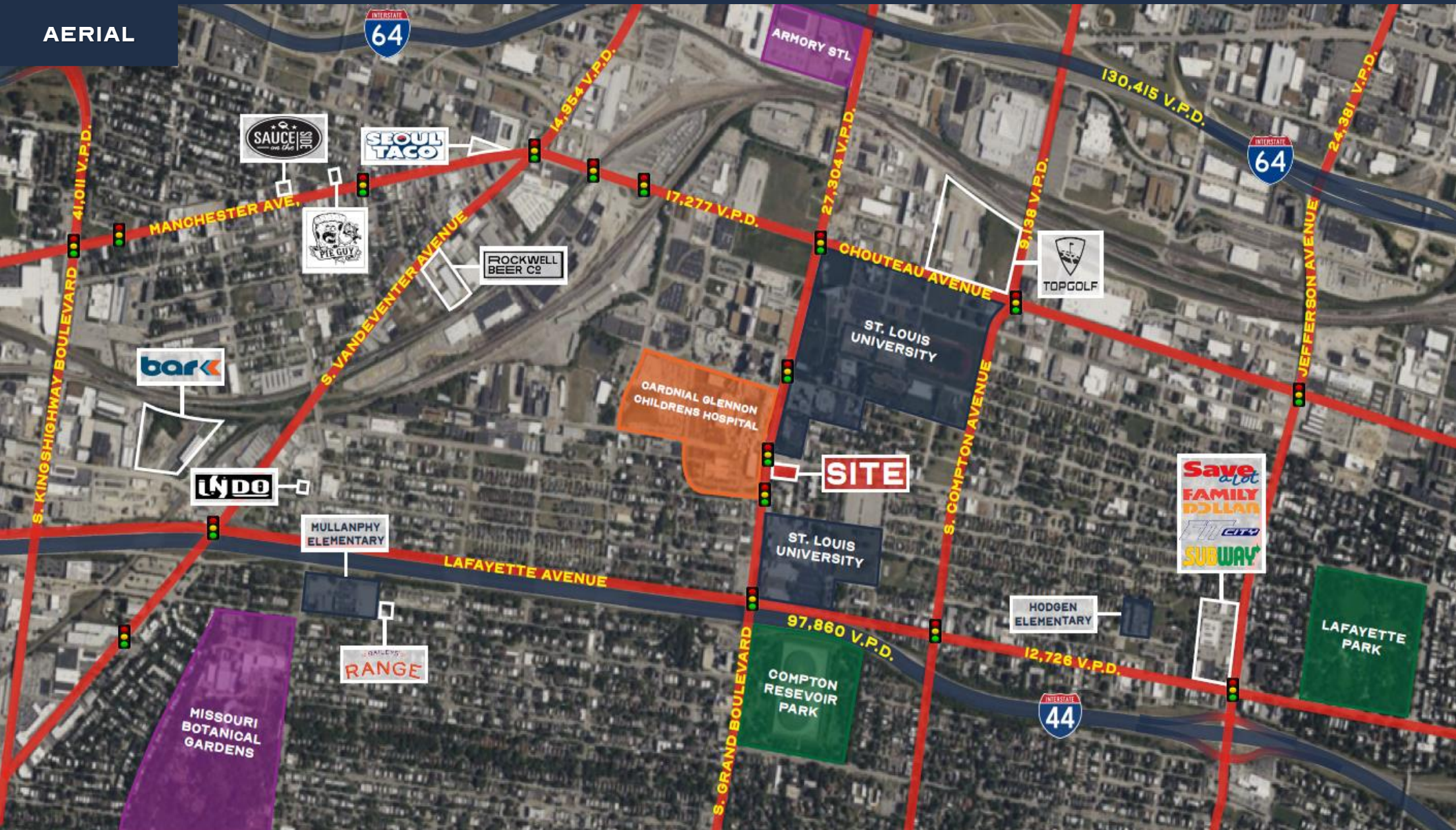
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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.