

DOWNTOWN STL RETAIL SPACE



SCAN HERE!



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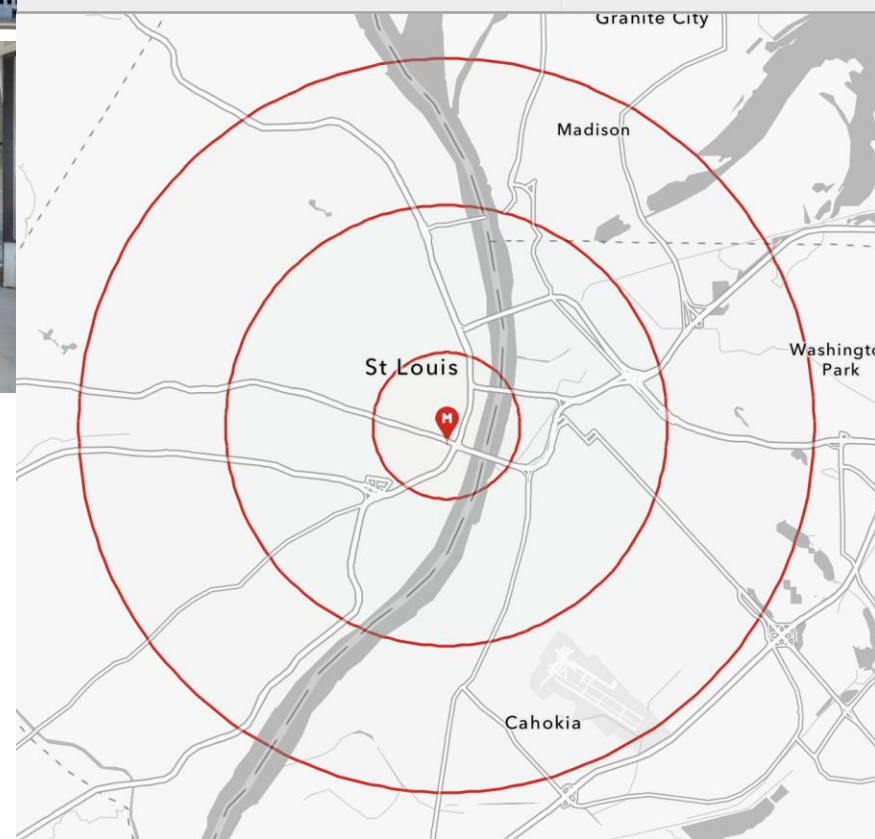
**1014 SPRUCE ST.
ST. LOUIS, MO 63102
2,822 S.F. | \$20/S.F. N.N.N.**

PROPERTY INFORMATION



- HIGHLY VISIBLE, FIRST FLOOR RETAIL SPACE AVAILABLE
- NEW CONSTRUCTION (2024 DELIVERY) MIXED-USE BUILDING
- 3 BLOCKS FROM BUSCH STADIUM
- RAW SPACE — READY FOR TENANT BUILD-OUT
- 148 MODERN APARTMENT UNITS ABOVE
- IDEAL USE FOR SALE OF RETAIL GOODS, QUICK SERVICE RESTAURANT, FITNESS USES AND MORE

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		14,556	77,775	212,521
HOUSEHOLDS		8,569	38,151	101,986
AVERAGE HH INCOME		\$71,019	\$52,098	\$50,265



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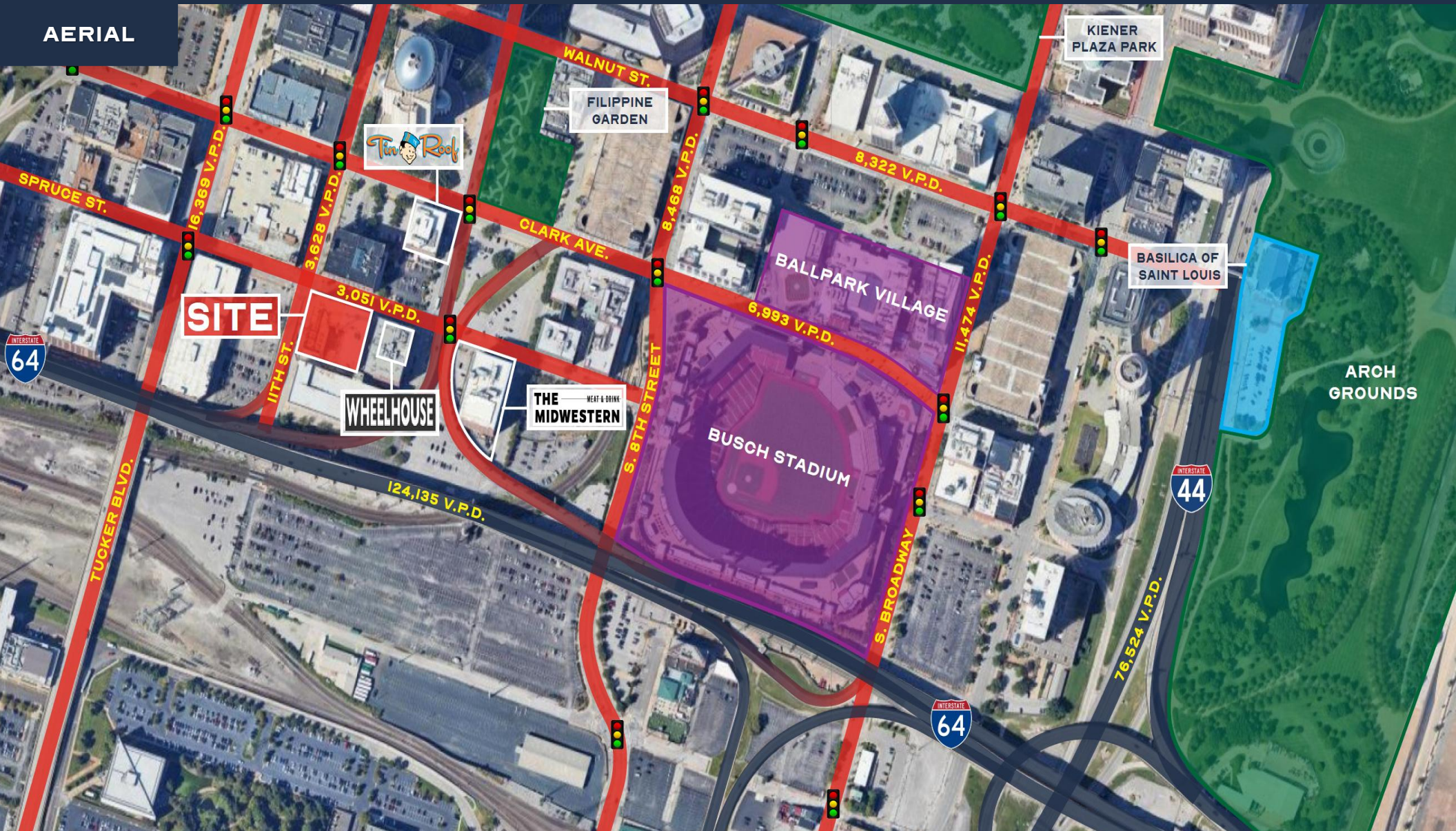
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AERIAL



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